

DM HALL

To Let/ For Sale

Retail

16-18 Newmarket
Street, Falkirk,
FK1 1JQ



92.35 SQ M
994 FT

Property Details

- Flexible retail/class 1a premises
- Prominent corner position
- Suitable for a variety of retail/office uses
- Offers of £135,000 or £13,500 pax sought

LOCATION:

The subjects occupy a prominent corner position at the junction of Newmarket Street and Glebe Street, lying adjacent to part of Falkirk's pedestrianised town centre and to the north of High Street.

The surrounding area is given over to a variety of commercial usage with nearby occupiers including Clyde Property, Unison and Asda.

Falkirk itself comprises an important town within central Scotland lying midway between Edinburgh and Glasgow, forming the main administrative centre for the surrounding district. As such, the town provides extensive retail, leisure and local government facilities having a resident population of over 35,000 and an immediate catchment of 160,000.

The approximate location of the property is shown on the plan.



Property Details

DESCRIPTION:

The subjects comprise retail premises arranged over the ground floor of a 2 storey, corner building which is of stone and brick construction, contained under a pitched and slated roof.

The retail frontage to Newmarket Street comprises a timber/glazed entrance door together with a series of timber framed display windows. Further display windows are incorporated to the Glebe Street return frontage.

Internally the subjects are arranged to provide a main retail area together with a rear staff kitchen and toilet facility. The property also has the benefit of additional basement storage space.

The main retail area has a modern suspended ceiling with inset lighting. Ceiling mounted air conditioning units area also incorporated.

ACCOMMODATION & FLOOR AREAS :

The property has been measured in accordance with RICS Code of Measuring Practice - 6th Edition on a gross internal basis and is as follows

| | | |
|----------|------------|-----------|
| Ground | 92.35 sq m | 994 sq ft |
| Basement | 31.92 sq m | 344 sq ft |

ENERGY PERFORMANCE:

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request.

DM HALL



Regulated by
RICS

NON DOMESTIC RATES:

According to the Scottish Assessors' Association website, the subjects are noted to have a Rateable Value of £18,400 per annum.

PRICE:

Offers of £135,000 are sought for the benefit of our clients absolute ownership.

LEASE TERMS:

The subjects are available on normal full repairing and insuring terms, for a period to be negotiated, incorporating rent reviews are appropriate intervals.

RENTAL:

Offers of £13,500 per annum exclusive are sought.

LEGAL COSTS:

Each party will be responsible for paying their own legal costs incurred in this transaction. The incoming tenant will be responsible for any LBTT and registration dues.

VAT:

We have been advised by the client that the property is not VAT registered.

VIEWING ARRANGEMENTS:

Strictly by contacting the sole selling/letting agents:-

ANTI MONEY LAUNDERING:

Under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, DM Hall are legally required to complete due diligence on purchasers and vendors. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) shall be required to provide, as a minimum, proof of identity and residence and proof of funds for the purchase before the transaction can proceed.

Make an enquiry

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