

DM HALL

For Sale

Retail Premises

4 Pretoria Place,
Brightons,
FK2 0UF



91.28 SQ M and
38.15 SQ M
982 SQ FT and
410 SQFT

Property Details

- Two retail units
- Flexible internal layouts
- Busy main road frontage
- Potential to subdivide further
- Offers of £100,000 invited

LOCATION:

The subjects are situated Pretoria Place which lies on the western side of Station Road, to the northeast of Brightons main commercial centre and southwest of Polmont.

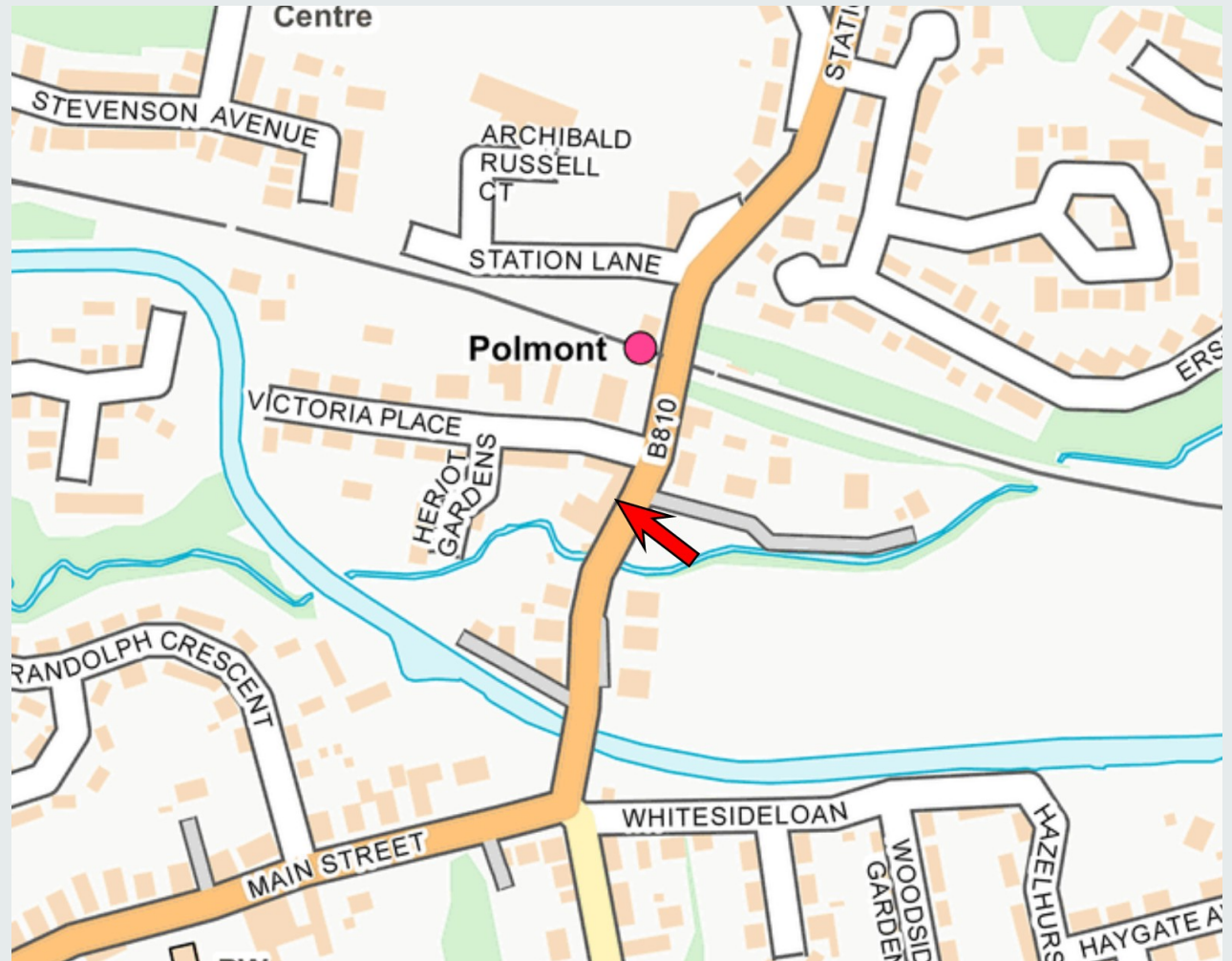
The premises form part of a parade of similar style commercial units with the surrounding area given over to a variety of retail and residential usage. Nearby occupiers include Rightdose Pharmacy, Colin J Wright funeral directors and 1st Klass barbers.

Brightons itself lies astride the B805 road route, approximately 6 miles to the southeast of Falkirk, adjacent to the towns of Polmont and Lauriston, each of which lie to the north.

The town is predominantly residential in nature, although providing adequate local retail and associated facilities, with more extensive provisions afforded within Falkirk itself which forms the main administrative centre for the surrounding district.

DESCRIPTION:

The subjects comprise two separate retail premises which are contained within a two storey, stone built property which is contained under a pitched and slated roof.



Property Details

Main Retail Unit

The subjects would appear to have originally comprises two separate properties which have been combined, the premises having been utilised as a grocer's outlet for a considerable period of time.

The retail frontage comprises two sets of timber/glazed entrance doors together with a series of timber framed display windows.

Internally the unit is arranged to provide a main retail area, rear store and staff room/kitchen.

Ancillary Retail Unit

The subjects incorporate a traditional retail frontage comprising a timber/glazed entrance door and timber framed display window.

Internally the subjects have been utilised as ancillary storage space for some time, however, provide a main retail/front shop, rear store and wc.

ACCOMMODATION & FLOOR AREAS :

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

Floor	sq m	sq ft
Main Retail Unit	91.28	982
Ancillary Unit	38.15	410

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Regulated by
RICS[®]

ENERGY PERFORMANCE:

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

NON DOMESTIC RATES:

According to the Scottish Assessors' Association website, the subjects are noted to have a Rateable Values of £9,700 and £4,550 per annum.

It should be noted under the terms of the Small Business Bonus Scheme, the properties maybe eligible for 100% rates relief.

PROPOSAL:

Offers of £100,000 are invited for the benefit of our client's absolute ownership.

LEGAL COSTS:

Each party will be responsible for paying their own legal costs incurred in this transaction.

VAT:

All prices quoted are exclusive of VAT which maybe chargeable.

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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