

DM HALL

For Sale

Retail Premises

6 Wooser Street,
Falkirk,
FK1 1NJ



29.34 SQ M
316 SQ FT

Property Details

- Attractive town centre retail premises
- Suitable for a variety of occupiers
- Currently let until November 2024 at £8,000 pax
- Offers of £55,000 invited

LOCATION:

The subjects lie within the heart of Falkirk town centre situated on the eastern side of Wooser Street, mid-way between its junctions with High Street and Manor Street.

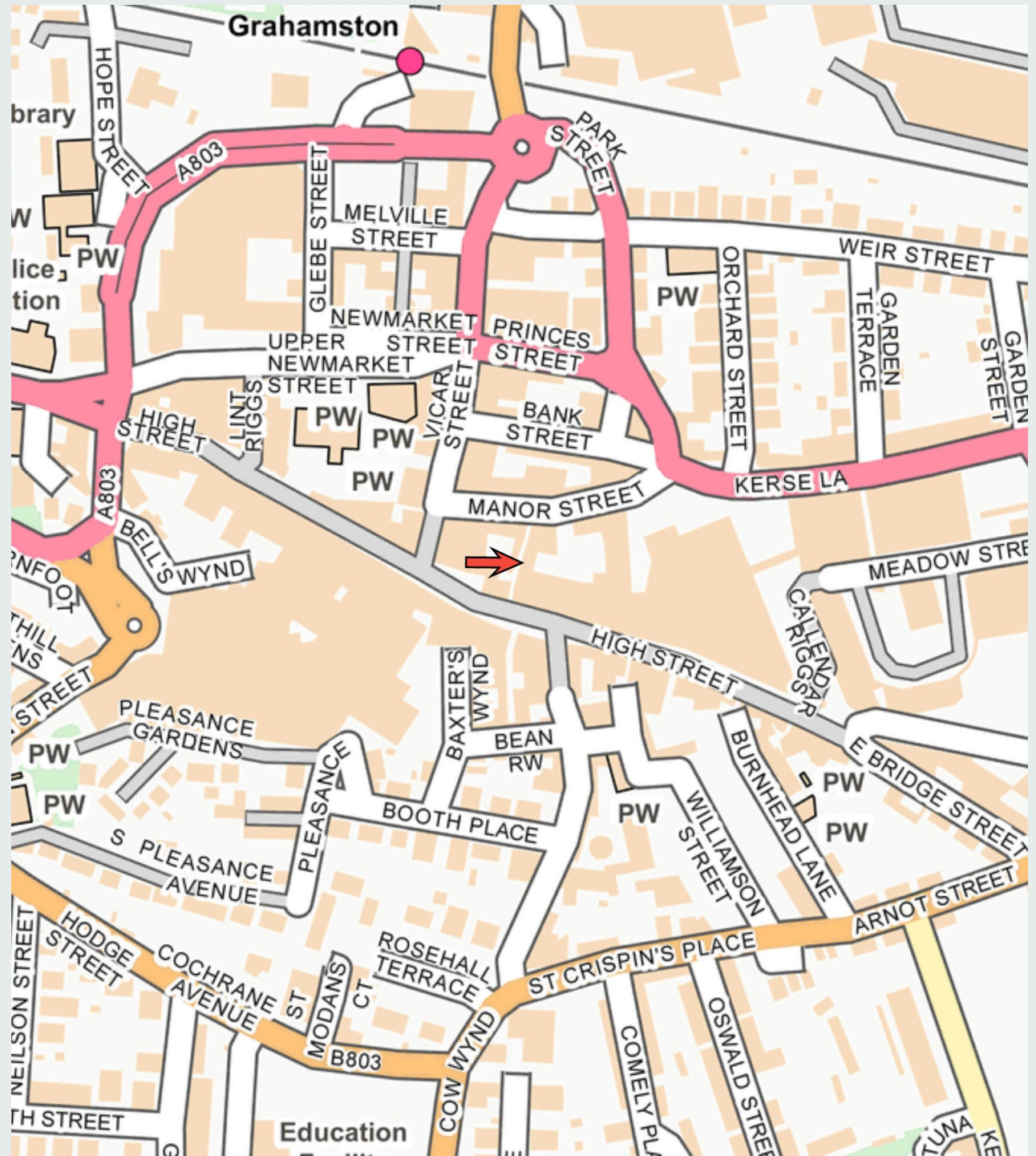
Wooser Street forms part of Falkirk's pedestrianised retail heart and provides a variety of retail and commercial premises for occupiers including Bob & Berts, Acacia Beauty and Icons Sports Bar.

Falkirk comprises an important town within central Scotland lying mid-way between Edinburgh and Glasgow and forms 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 33,000 people.

The location of the subjects is shown on the appended plan.

DESCRIPTION:

The subjects comprise an attractive retail unit which is arranged over the ground floor of a mid-terraced, single storey building, constructed in rendered blockwork, under a pitched and slated roof.



Property Details

The retail frontage to Wooer Street comprises a timber/glazed entrance door together with a timber framed display window.

Internally the subjects provide a main retail area, store and toilet facility.

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

Ground Floor	29.34 sq	316 sq ft
--------------	----------	-----------

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 Value of £5,500 per annum.

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

LEASE TERMS:

The property is presently occupied under tacit relocation until 17/11/2024, the lease framed on full repairing and insuring terms, at a passing rent of £8,000 per annum exclusive.



PROPOSAL:

Offers of £55,000 are invited for the benefit of our clients 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 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

Michael McIntyre
Michael.mcintyre@dmhall.co.uk

Juliet Robertson
Juliet.robertson@dmhall.co.uk

DM Hall Commercial Department
Unit 6a The Courtyard
Callendar Business Park, Falkirk, FK1 1XR

IMPORTANT NOTE: DM Hall for themselves and for the vendors or lessors of this property, whose agents they are, give notice that: (i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) No person in the employment of DM Hall has any authority to make or give any representation or warranty whatever in relation to the property. (iv) All prices, premiums and rents quoted are exclusive of VAT. (v) The information contained in these particulars has been checked and, unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outside our control (vi) These particulars are provided for record purposes only and are not intended to create, nor to be relied upon as creating, any contractual relationship or commitment. Any contract shall only be entered into by way of our clients' solicitors