

# DM HALL

For Sale/  
To Let

Showroom/  
Warehouse

11 Dundee Court,  
Falkirk, FK1 1PW



Ground Floor 552.58  
SQ M - 5,948 SQ FT

First Floor 70 SQ M —  
753 SQ FT

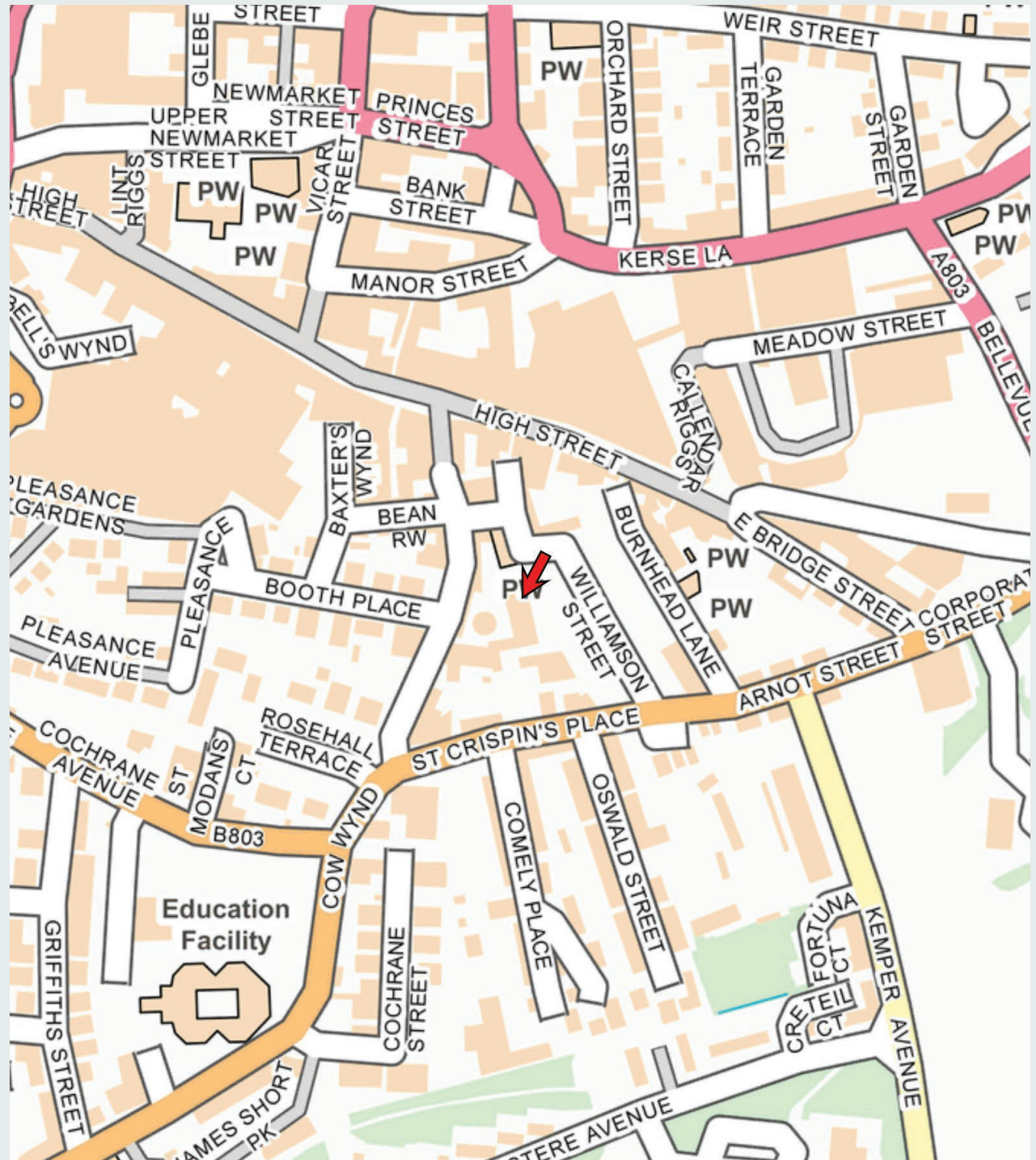
# Property Details

- Showroom/Warehouse Premises
- Independent first floor office suite
- Private onsite parking
- First floor presently let at £7,000 pax

## LOCATION:

The subjects are situated on the southern side of Dundee Court, lying to the west of Williamson Street and immediately south of Falkirk's pedestrianised High Street. In this regard, the property forms part of Falkirk's principal commercial centre, adjacent to one of the town's main Pay and Display car parks, with Williamson Street/Dundee Court forming a busy access point to the pedestrianised High Street. Properties within the immediate vicinity comprise a range of residential and commercial usage with nearby occupiers including Indigo Sun, Laurie Vets and Strathcarron Hospice. Brightstone Business Centre is also located immediately adjacent.

Falkirk itself comprises an important town within central Scotland lying approximately 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 approximately 38,000.



# Property Details

The towns position within the heart of the central belt ensures that Falkirk benefits from excellent communication links with the M9 and M876 lying to the east and west respectively. In addition Falkirk benefits from two main line railway stations, with Falkirk High lying on the main Edinburgh to Glasgow shuttle route.

## DESCRIPTION:

The subjects comprise a ground floor showroom/warehouse and separate self-contained first floor office, occupying a site of 0.36 acres, which provides 15 dedicated parking spaces together with appropriate loading access.

The building itself is two storey in height to the front with the rear section being single storey. The premises would appear to be of traditional brick/block construction the front section having been clad in aluminium style panelling, which incorporates stained timber sections. The rear proportion of the building is largely of rendered brickwork, with the entire premises contained under pitched roofs clad in insulated profile metal sheeting.

Loading access to the ground floor is provided from the rear elevation by means of a dock loading arrangement.

The main frontage of the building has been adapted to comprise a semi retail façade, the ground floor having the benefit of double aluminium/glazed entrance doors together with 4 aluminium framed display windows. The entire frontage has the benefit of outer roller security shutters.

A separate ground floor entrance door provides access to the self-contained first floor office.

The ground floor is arranged to provide two principal showroom areas together with an office and appropriate staff/support sections.

The first floor provides a principal office/gallery area together with two toilet facilities.



# Property Details

## ACCOMMODATION & FLOOR AREAS :

The property has been measured in accordance with RICS Code of Measuring Practice - 6th Edition, the ground floor on a gross internal basis with the first floor on a net internal basis.

Unit	SQ M	SQ FT
Ground floor	552.58	5,948
First Floor	69.96	753

## 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 the following Rateable Values:

Ground floor - £33,000  
First floor - £6,900

## TENANCY DETAILS:

The first floor is presently let on a flexible month to month agreement, at a rental of £7,000 per annum exclusive. The rental is of an all-inclusive nature.

## PRICE:

Offers of £725,000 are invited for the benefit of our client's absolute ownership.



## LEASE TERMS:

The ground floor is available to lease on normal full repairing and insuring terms, for a period to be negotiated, incorporating rent reviews at appropriate intervals.

## RENTAL:

The ground floor is available at an asking rental of £60,000 per annum exclusive

## 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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