

DM HALL

For Sale/
To Let

Office

1 Arnothill Gardens,
Falkirk



55.56 sq m
555 sq ft

Property Details

- Attractive office premises
- Extensively refurbished
- One private parking space
- Offers of £70,000 or £7,000 pax sought

LOCATION:

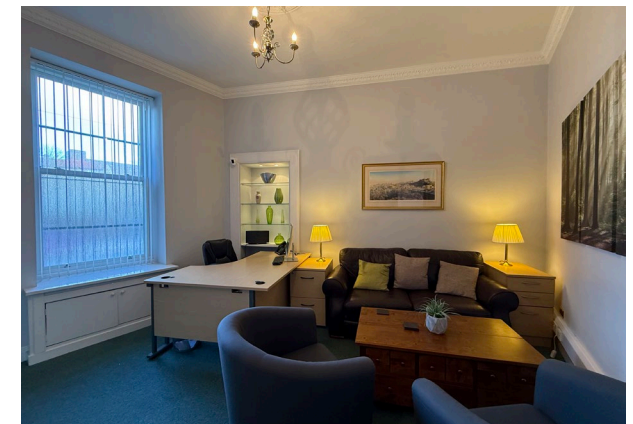
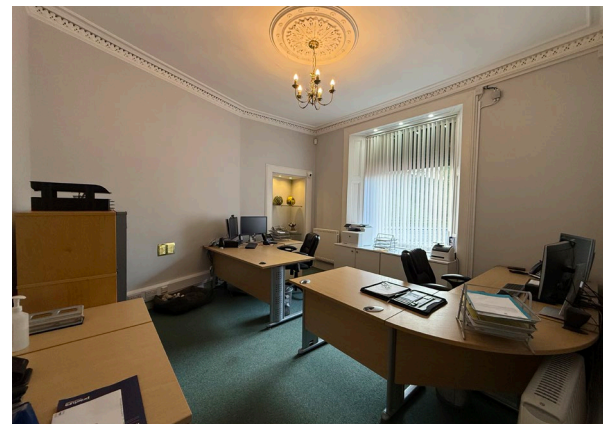
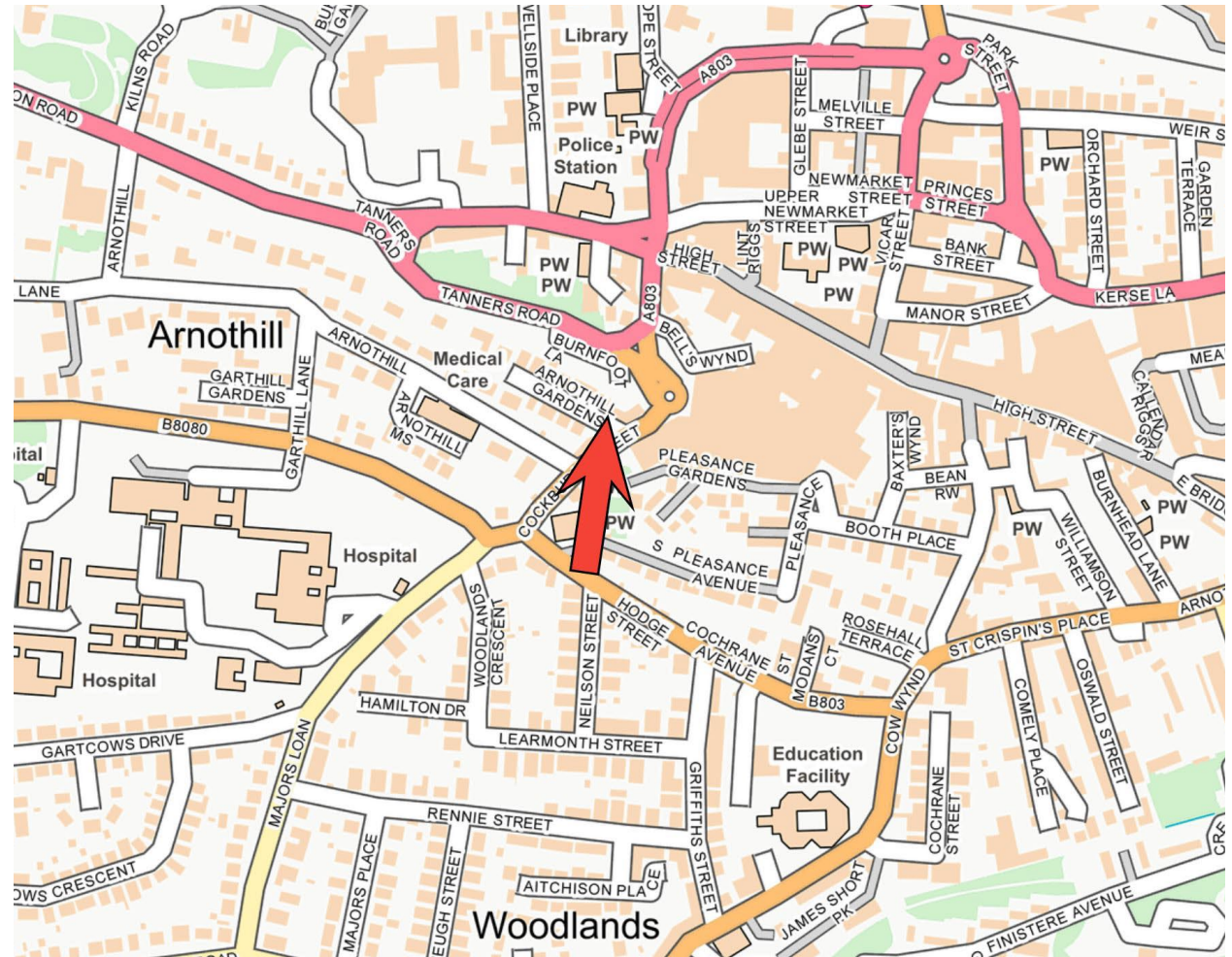
The subjects are situated on the northern side of Arnothill Gardens, immediately to the west of its junction with Cockburn Street, lying to the southwest of Falkirk's principal commercial centre.

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 33,000 people and an immediate catchment of over 150,000.

In terms of the subjects themselves the property is situated in an area of mixed residential and commercial usage with nearby occupiers including Darcey's Beauty Parlour, Emma Gray Photography and Blush Hair/Beauty.

DESCRIPTION:

The subjects comprise a self-contained ground floor office suite contained within a mid-terraced, two storey building which is of traditional stone construction, contained under a pitched and slated roof. The original building has been extended to the rear, this projection being single storey in height, of rendered brick/block construction, contained under a flat felt clad roof.



Property Details

The frontage to Arnothill Gardens comprises a timber / glazed entrance door together with a display style window. The entrance door has the benefit of outer storm doors with the window having outer roller security shutters.

Internally the subjects are arranged to provide an entrance corridor two principal office rooms, rear kitchen/meeting room and toilet facility.

The subjects are finished to a high quality standard throughout incorporating a gas fired central heating system and UPVC/double glazed windows.

ACCOMMODATION:

We would summarise the accommodation as undernoted:

Net Internal Area - 51.56 sq m 555 sq ft

SALE TERMS:

Offers of £70,000 are sought.

LEASE TERMS:

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

RENTAL :

Offers of £7,000 per annum exclusive are sought.

NON DOMESTIC RATES:

According to the Scottish Assessors' Association website, the subjects are noted to have a Rateable Value of £4,800 per annum.

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

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 may be chargeable.

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.

VIEWING ARRANGEMENTS:

Strictly by contacting the sole selling agents:-



Make an enquiry

Juliet Robertson

Michael McIntyre

Falkirkproperties@dmhall.co.uk

DM Hall Commercial Department

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

01324 628321



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.