



FALCONER
PROPERTY CONSULTANTS

TO LET

Falkirk Road, Falkirk
FK1 2AG

RETAIL UNIT

- LEASE FROM £13,000 TO £52,000 P.A.
- INCENTIVES AVAILABLE
- FROM 1,000 TO 4,068 SQ FT
- LARGE RESIDENTIAL AREA
- PRIVATE PARKING
- HIGH LEVELS OF PASSING TRADE
- MAY CONSIDER SUB DIVISION

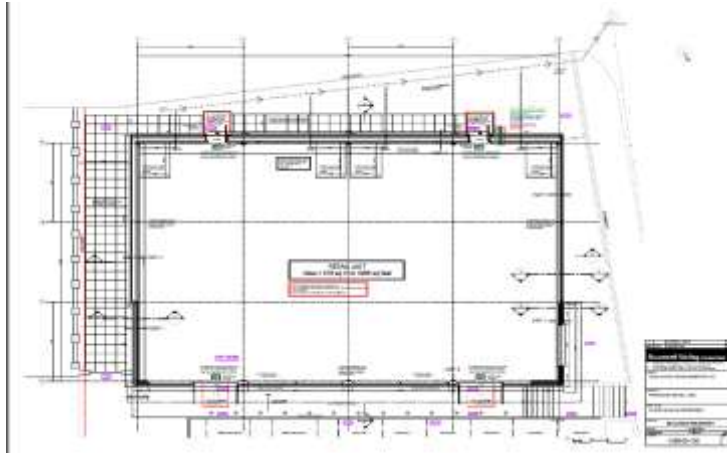


LOCATION

Falkirk is a large town in the Central Lowlands of Scotland, historically within the county of Stirlingshire. It lies in the Forth Valley, 23.3 miles (37.5 km) north-west of Edinburgh and 20.5 miles (33.0 km) north-east of Glasgow.

Falkirk has a resident population of 34,570 according to the 2008 census. The population of the town had risen over the past decade, making it the 20th most populous settlement in Scotland. Falkirk is the main town and administrative centre of the Falkirk council area, which has an overall population of 156,800 and inholds the nearby towns of Grangemouth, Bo'ness, Denny, Larbert and Stenhousemuir.

From a local context the property is situated on the north eastern side of Falkirk Road between its junctions with Glen Crescent and Glenbank. Private parking is available onsite. The subjects are well located for a convenience retail use but there is potential for a smaller convenience unit and potential smaller takeaway or bakery unit.



DESCRIPTION

The Subjects are yet to be constructed but are due to be constructed at the end of 2018/ early 2019. The proposed unit is to be a large modern single storey retail unit with large parking area to the front.

The building is to be of steel portal frame construction with brick and part profiled sheet exterior whilst being surmounted by a profiled sheet roof. To the front of the property is a large display window.

Although we are currently offering the entire unit, there is potential to sub divide the unit into a smaller sized convenience unit (2,500-3,000 sq ft) and an additional unit of circa 1,000 to 1,500 sq ft for takeaway/bakery type use.

VAT

All prices, premiums and rents quoted are exclusive of VAT.

FLOOR AREAS

From sizes taken from architects plans, we calculate the Gross Internal Area measured in accordance with the RICS Property Measurement Professional Statement (First Edition, May 2015) to extend to:

Floor	sq ft	sq m
Ground	4,068	(378)
Net Frontage	75ft	(22.9)m

RATING

Upon completion, the property will need to be assessed for rating purposes.

Please contact local rating office for further information.

EPC

A copy of an EPC will be provided upon construction.

PROPOSAL

Rent from £13,000 per annum. A range of incentives are available to prospective tenants which will vary subject to lease duration and covenant strength. Units are available from 1,000 sq ft.

CLOSING DATE

A closing date may be set and all interested parties should make a note of interest at the offices of the Sole Agent. We reserve the right to let the property without setting a closing date and we are not obliged to accept the highest or indeed any offer for the lease of the property.

PLANNING

Please refer to Falkirk Council Planning Portal ref no: P/16/0360/FUL.

All queries in relation to redevelopment / reconfiguration of the subjects should be addressed to Falkirk Council Planning Department.



VIEWING AND FURTHER INFORMATION

Strictly by appointment through the Sole Letting Agent:

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