

# DM HALL

## To Let

**Class 2 Office/  
Retail Premises**

**24 Station Road,  
Grangemouth,  
FK3 8DG**



**NIA 1,492 sq ft  
(138.61 sq m)**

# Property Details

- Class 2 Office/Retail Premises
- NIA 1,492 sq ft (138.61 sq m)
- Offers around £11,000 per annum invited

## LOCATION:

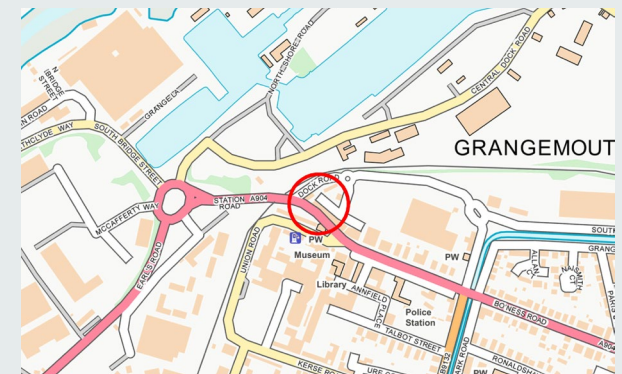
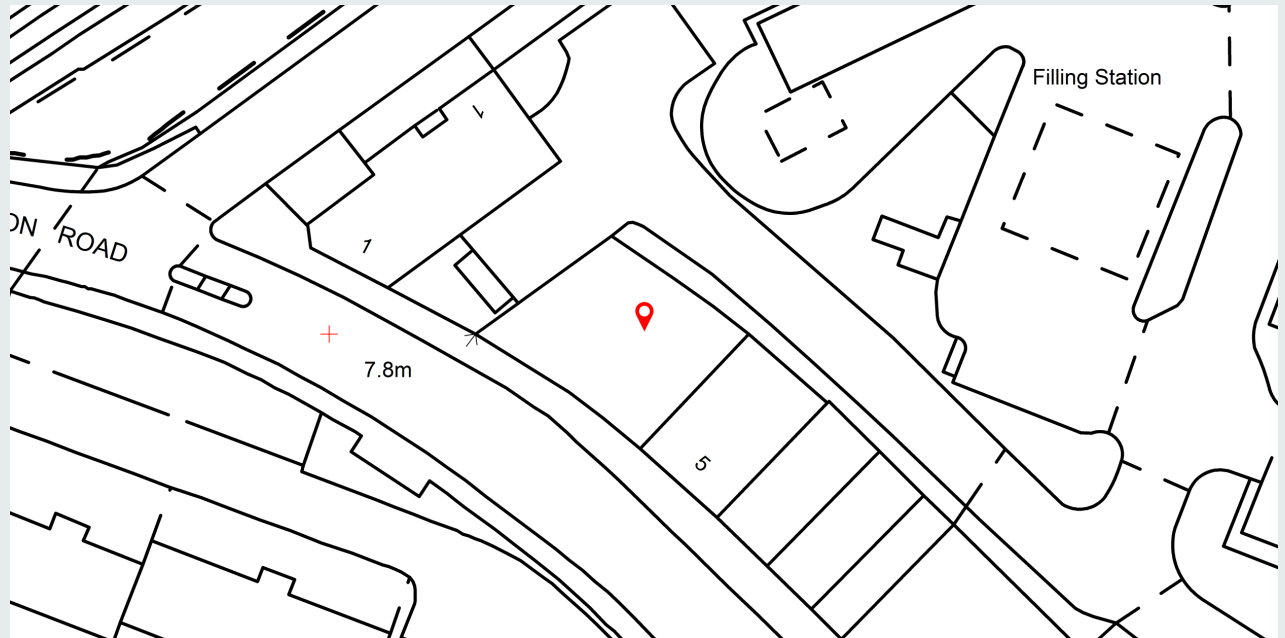
The subjects are situated on the northern side of Station Road just to the east of Dock Road within Grangemouth town centre.

Grangemouth comprises an established town within central Scotland lying on the southern banks of the River Forth astride the A904 road route, approximately 3 miles east of Falkirk and some 20 miles west of Edinburgh. The town provides a range of local authority and private housing stock together with appropriate retail, educational and local government facilities and having a resident population of approximately 18,000 people.

The town is home to one of the country's and indeed Europe's, largest petrochemical facilities as well as benefiting from a substantial port complex, each of which provides significant employment for the surrounding area.

Nearby occupiers including Infinity Hair Salon, Hodge Construction UK Ltd and Paragan Housing Association.

The location of the subjects is shown on the plan.





# Property Details

## DESCRIPTION:

The subjects comprise Class 2 Office/Retail premises which are arranged over the ground floor of an end terraced building which appears to be of traditional brick construction surmounted by a flat roof which we assume has a bituminous felt or similar type covering.

The property benefits from modern cladding and full-height glazing to the front, with access to the property granted via a recessed aluminium-framed entrance door.

Internally the property is currently laid out to provide a mixture of open and private offices as well as a kitchen, break out area, toilet facilities and generous storage accommodation.

## ACCOMMODATION:

The property has been measured in accordance with RICS Code of Measuring Practice — 6th Edition on a Net Internal Basis and is as follows: 1,492 sq ft (138.61 sq m)



**DM HALL**



Regulated by  
**RICS**

## RATEABLE VALUE:

Having regard to the Assessor's website we note that the subjects are entered in the current Valuation Roll at a Rateable Value of £16,900.

## RENT:

Offers over £11,000 per annum are invited.

## VAT:

VAT is not chargeable on the rent.

## VIEWING:

Strictly by appointment through the sole selling agents.

## EPC:

A copy of the Energy Performance Certificate (EPC) can be made available on request.

## OFFERS:

All offers should be submitted in strict Scottish legal form to this office:-

## LEGAL EXPENSES:

Each party will be responsible for the payment of their own legal costs. The incoming tenant will be responsible for the payment of any LBTT, registration dues and VAT incurred.

## Make an enquiry

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## 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.



## DM Hall LLP

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