

# DM HALL

# To Let

## Retail

54 Vicar Street,  
Falkirk,  
FK1 1JB



37.09 SQ M  
400 FT

# Property Details

- Town centre retail unit
- Busy main road frontage
- Suitable for a variety of uses
- 100% rate relief subject to eligibility

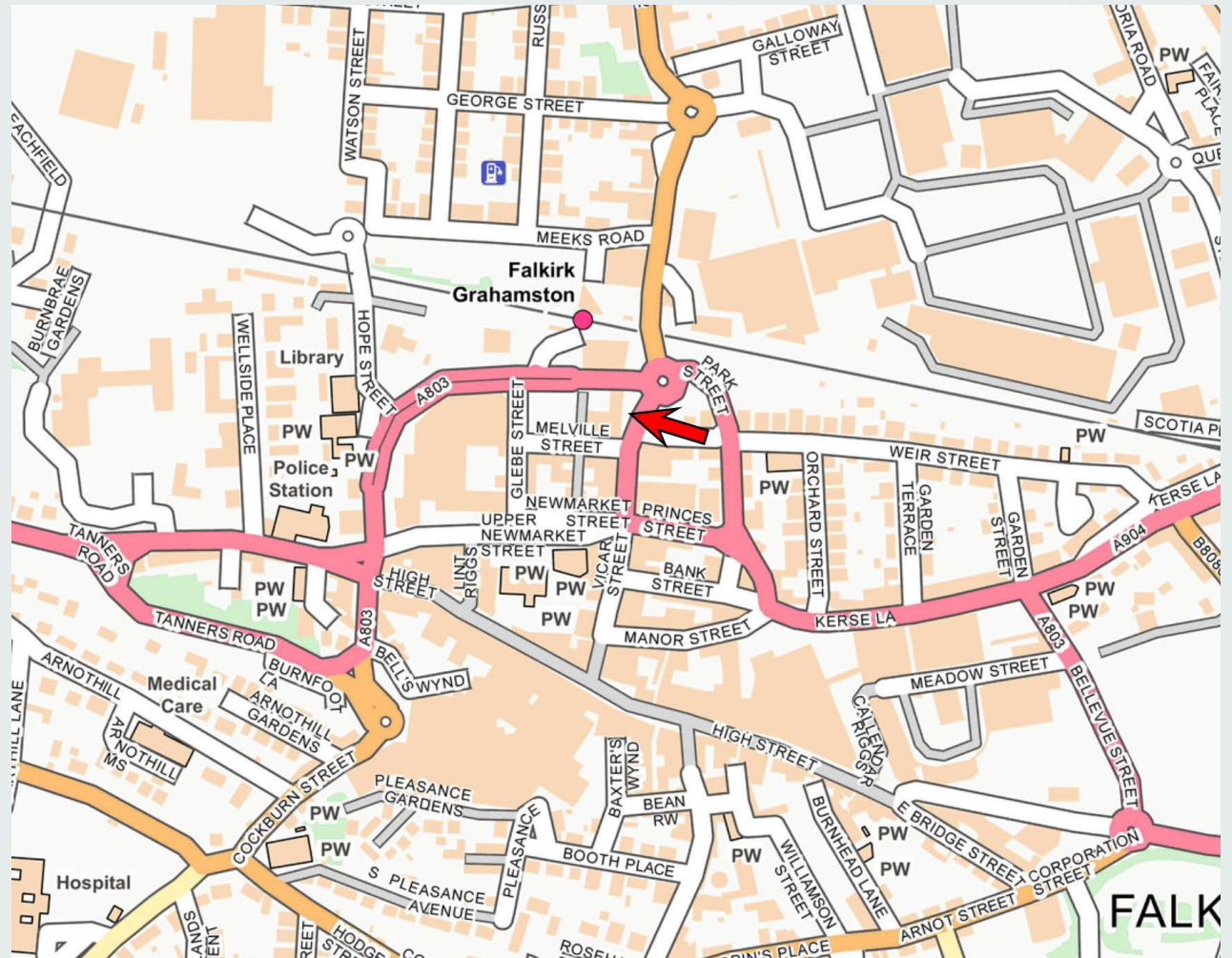
## LOCATION:

The subjects enjoy a busy main road frontage on the western side of Vicar Street, in close proximity to its principal junction with Weir Street, Hope Street and Grahams Road, forming part of the northern periphery of Falkirk town centre.

The surrounding area is given over to a variety of commercial and residential usage with nearby occupiers including Nest Estate Agents, Minute Man Press, Belvoir Lettings and Falkirk Business Hub.

Falkirk itself comprises a principal town within central Scotland lying midway between Edinburgh and Glasgow, affording easy access to the M9 and M876 which bound the town to the east and west respectively. The town forms the main administrative centre for the surrounding district and as such provides a traditional range of retail, leisure and local government facilities.

The approximate location of the property is shown on the plan.



# Property Details

## DESCRIPTION:

The subjects comprise a mid-terraced retail premises which is arranged over the ground floor of a three storey traditional stone built property which is contained under a pitched and tiled roof.

The retail frontage to Vicar Street comprises an aluminium/glazed entrance door together with an aluminium framed display window.

Internally the subjects are arranged to provide a main retail area together with the back shop section and toilet facility.

## ACCOMMODATION & FLOOR AREAS :

The property has been measured in accordance with RICS Code of Measuring Practice - 6th Edition on a gross internal basis and is as follows

**37.09 sq m      400 sq ft**

## ENERGY PERFORMANCE:

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request. The rating is G

## NON DOMESTIC RATES:

According to the Scottish Assessors' Association website, the subjects are noted to have a Rateable Value of £5,200 per annum.

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

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**RICS**

## PROPOSAL:

The subjects are offered 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.

## LEGAL COSTS:

Each party will be responsible for paying their own legal costs incurred in this transaction. The incoming tenant will be responsible for any LBTT and registration dues.

## VAT:

We have been advised by the client that the property is not VAT registered.

## VIEWING ARRANGEMENTS:

Strictly by contacting the sole selling/letting agents:-

## 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**

01324 628321

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