

# DM HALL

# For Sale

## Office Premises

25 Manor Street  
Falkirk  
FK1 1NH



137.72 SQ M  
1,482 SQ FT

# Property Details

- Traditional cellular office premises
- Originally two separate properties combined to form one unit.
- Accommodation arranged over the first floor
- May offer potential for residential conversion subject to obtaining the appropriate planning permission.
- Offers in the region of £110,000 are invited

## LOCATION:

The subjects occupy a corner position at the junction of Vicar Street and Manor Street in Falkirk town centre.

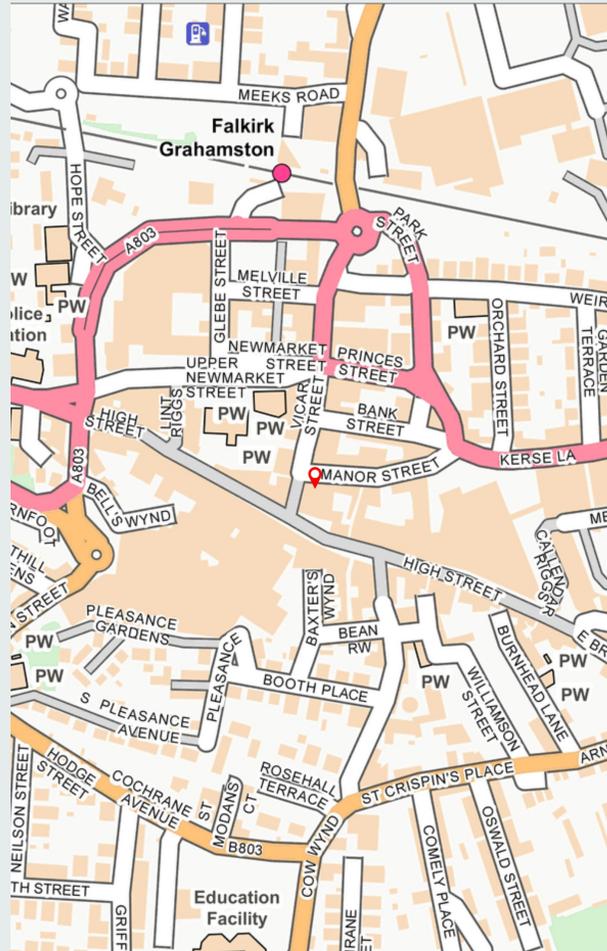
The surrounding area is mixed commercial and residential in nature with nearby occupiers including The Corner Café, a barber shop and Costa.

The location is adjacent to the main pedestrianised shopping area on the High Street and also the Howgate Shopping Centre.

Falkirk comprises an important town within central Scotland lying midway between Edinburgh and Glasgow and forms 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.

The town's 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 the town benefits from two main line railway stations.

The location of the subjects is shown on the appended plan.



# Property Details

## DESCRIPTION:

The subjects comprise a first-floor office suite which is contained within a 4-storey corner traditional stone-built property which is surmounted by a pitched and slated roof.

Access is via a shared common stair from Manor Street with the property accessed from the first-floor landing.

The property originally comprised 2 separate offices and accordingly there are 2 access doors from the first floor landing. As such the property may offer potential for sub division into two offices or alternatively for residential conversion assuming the appropriate planning permission was obtained.

Internally the subjects are arranged to provide a reception office, eight further office rooms, ladies and gents toilet facilities and a tea prep.

## ACCOMMODATION & FLOOR AREAS :

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

Floor	Accommodation	sq m	sq ft
First	Offices and ancillary	137.72	1,482

## TENURE:

Heritable Ownership

## ENERGY PERFORMANCE:

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

## NON DOMESTIC RATES:

According to the Scottish Assessors' Association website, the subjects are noted to have two Rateable Values of £4,400 per annum and £9,100 per annum.

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

## PROPOSAL:

Offers in the region of £110,000 are invited for the benefit of our client's absolute ownership.

## 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 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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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.

**DM HALL**



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