

DM HALL

To Let

Two First Floor
Office Suites

3 Upper
Newmarket Street,
Falkirk, FK1 1JY



1,057 Sqft and
1,496 Sqft

Property Details

- Flexible first floor office accommodation
- Town centre location
- Available as individual suites or combined

LOCATION:

The subjects are located on the southern side of Upper Newmarket Street, close to its principal junction with Hope Street (A803), and High Street, lying to the west end of Falkirk's principal town centre.

The property is located within an area of mixed commercial usage, with an Asda superstore, and The Royal bank of Scotland situated immediately opposite the subjects. Ground floor occupiers, Gair & Gibson solicitors, Morton Pacitti estate agents and solicitors.

Falkirk itself comprises an important town within Central Scotland lying approximately midway between Edinburgh and Glasgow, comprising 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 approximately 38,000.

The town's position with 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 Falkirk benefits from two mainline railway stations with Falkirk High lying on the main Edinburgh to Glasgow shuttle route.



Property Details

DESCRIPTION:

The subjects comprise first floor office space contained within a terraced, two storey building which has an external facing of artificial stone work. The property is contained under a pitched and slated roof.

A shared access doorway is incorporated to the front elevation with a common internal staircase providing access to the first floor accommodation.

The subjects are arranged to provide open plan and a range of cellular office space together with kitchen facilities, and shared toilet facilities available at first floor level.

The subjects can be let as a single suite or alternatively in component sections.

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	SQ M	SQ FT
First (rear)	98.16	1,057
First (front)	138.96	1,496

ENERGY PERFORMANCE:

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

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Regulated by
RICS

NON DOMESTIC RATES:

According to the Scottish Assessors' Association website, the subjects are noted to have a Rateable Value of £13,400, £11,800, £1350 and £775 per annum.

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

RENTAL:

Price upon application to the sole letting agents.

LEASE TERMS

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

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 letting agents:-



Make an enquiry

Michael McIntyre

falkirkproperties@dmhall.co.uk

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

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