

DM HALL

To Let

Retail/Office

19 Glasgow Road
Denny
FK6 5DW



88.01 SQ M
947 SQ FT

Property Details

- Flexible retail/office unit
- Busy main road location
- Private on-site parking
- Rent £1,000 per month exclusive.

LOCATION:

The subjects are situated on the eastern side of Glasgow Road, opposite its junction with Dryburgh Avenue forming part of the southern periphery of Denny's main town centre.

Glasgow Road comprises a secondary retailing location within Denny's town centre with nearby occupiers including the Dil's takeaway, Halo salon and Denny Nursery.

Denny itself forms an established town within Central Scotland lying at the junction of the A883 and A872 road routes, approximately 6 miles west of Falkirk and some 7 miles south of Stirling

The town provides a variety of Local Authority and private housing stock having seen significant modern developments within recent times. In addition, Denny provides adequate local retail, educational and associated facilities with more extensive provisions afforded within nearby Falkirk which forms the main administrative centre for the surrounding district.

DESCRIPTION:

The subjects comprise retail/office premises contained within a single storey and attic, standalone building which of traditional stone construction. The property is contained under a pitched roof clad in slate.

The frontage to Glasgow Road comprises a timber/glazed entrance door together with two timber/glazed windows.

Internally the subjects are fitted to provide a main retail/office area and WC on the ground floor with the first floor providing a range of office and ancillary rooms.

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 |
|--------------|-------|-------|
| Ground/First | 88.01 | 947 |

ENERGY PERFORMANCE:

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

NON DOMESTIC RATES:

According to the Scottish Assessors' Association website, the subjects are noted to have a Rateable Value of £5,600 per annum.

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

RENTAL :

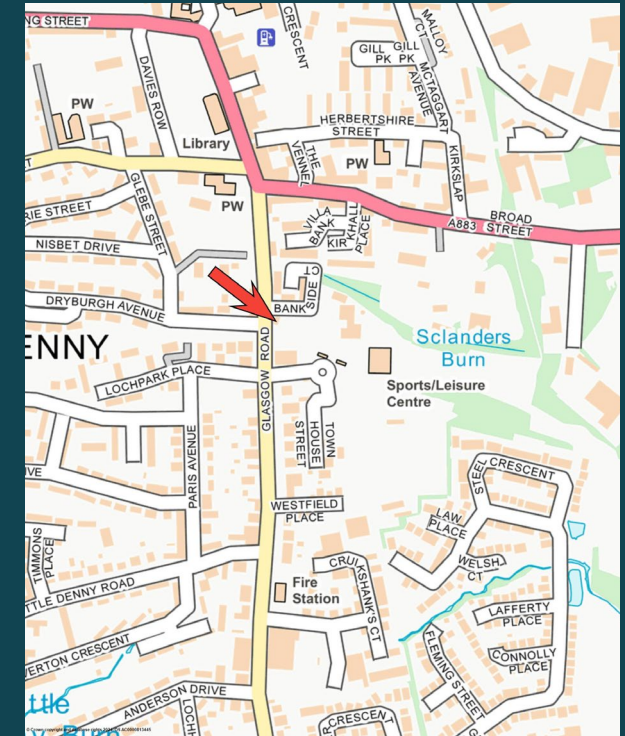
Offers of £12,000 per annum exclusive are sought.

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.

ENERGY PERFORMANCE:

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



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/letting agents

DM Hall LLP

Unit 6a The Courtyard
Callendar Business Park
Falkirk, FK1 1XR
01324 628321

Make an enquiry

Michael McIntyre
Michael.mcintyre@dmhall.co.uk

Juliet Robertson
Juliet.robertson@dmhall.co.uk

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