

INDUSTRIAL

TO LET

Secure Yard,
4 Main Street,
Brightons,
FK2 0JT

- Level and secure yard space
- Busy main road frontage
- 0.08 hectares (0.2 acres)
- Offers of £12,000 per annum exclusive sought.



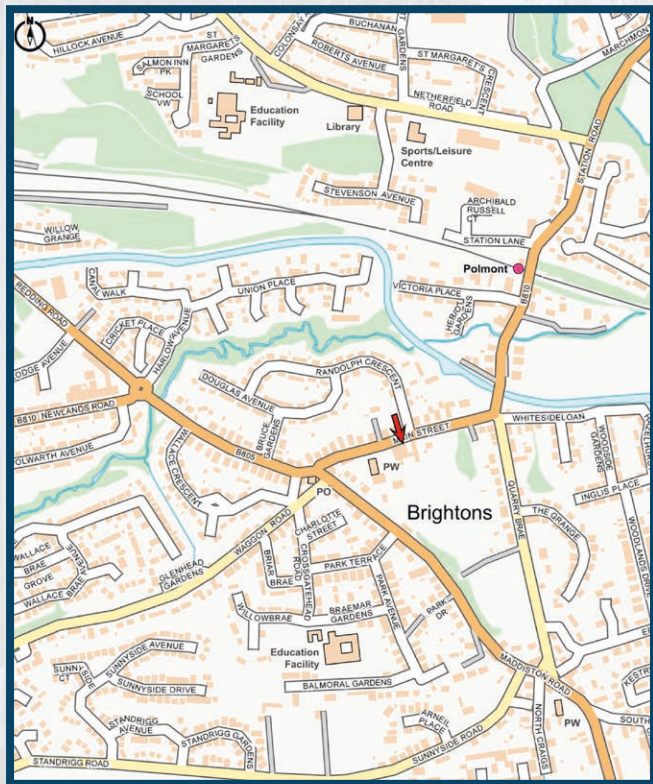
LOCATION:

The subjects are situated on the southern side of Main Street, in close proximity to its junction with Randolph Crescent, lying within the heart of Brightons village centre.

The surrounding area is given over to a variety of commercial and residential usage with nearby occupiers including Brightons Car Services and Kitchen and Bathroom Studio.

Brightons itself comprises an established village within this area within central Scotland lying astride the B805 road route and providing convenient access to Falkirk as well as the central Scotland motorway network. The village provides a range of housing stock together with appropriate local retail and educational facilities.

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

**DESCRIPTION:**

The subjects comprise a secure yard facility which extends to approximately 0.08 hectares (0.2 acres). The site is level and largely surfaced, enclosed by a series of security fences.

Vehicular access from Main Street is by means of double security gates with modern palisade fencing incorporated to the front boundary.

ACCOMMODATION:

We would summarise the accommodation as undernoted: -

Total site area – 0.08 hectares (0.2 acres)

RATEABLE VALUE:

Having regard to the Scottish Assessors website, we note that the subjects are entered in the current valuation roll at a rateable value of £3,150.

The Small Business Bonus Relief Scheme was introduced on the 1st April 2008 and will remain in force for 2021/2022. Given the rateable value of the subjects, eligible businesses will benefit from 100% rates relief.

LEASE TERMS:

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

RENTAL:

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

VIEWING:

Strictly by arrangement with the sole letting agents.

VAT:

All prices quoted are exclusive of VAT which maybe chargeable.

LEGAL EXPENSE:

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.

OFFERS/FURTHER INFORMATION:

All offers should be submitted in strict Scottish Legal form to the following offices:

DM Hall LLP
Unit 6a
The Courtyard
Callendar Business Park
Falkirk
FK1 1XR

Tel: 01324 628321

michael.mcintyre@dmhall.co.uk
Juliet.robertson@dmhall.co.uk

You are advised to notify your interest to this office in order to enable us to advise you in the event of a closing date being set.

DATE OF ENTRY:

By agreement.

RefESA2652

Date of publication: March 2022

**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.