



FOR SALE - WAREHOUSE/WORKSHOP PREMISES

118 NORTH MAIN STREET,
CARRONSHORE, FALKIRK,
FK2 8HU

- Detached warehouse/office premises
- Partly let and income producing
- Existing gross rent roll of £50,592 per annum exclusive
- Total site area 0.58 hectares (1.43 acres)
- Management /development opportunity

LOCATION:

The subjects are located on the eastern side of North Main Street, in close proximity to its junction with Kincardine Road, lying on the northeastern outskirts of the Carronshore district of Falkirk.

The surrounding area is given over to a variety of residential and commercial usage with nearby occupiers including Scottish Fine Soaps, Central Union Direct and The Carron Motor Company.

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

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

DESCRIPTION:

The subjects comprise a detached warehouse/office unit which is predominantly of brick construction, contained under a multi pitched roof, clad in insulated profile metal sheeting.

Two vehicular entrance doors are incorporated to the property with one contained within the northern gable while the second lies to the rear elevation.

Internally the front proportion of the building has been developed over two floors into office accommodation which is configured as a variety of open plan and cellular space. Thereafter the rear section of the property comprises a warehouse section.

The subject benefit from a substantial overall site area with parking provided to the front and side while a secure rear yard and expansion land lies to the rear.

ACCOMMODATION:

The subject extend to the following gross internal areas:-

Ground floor – 1529.10 sq m (16,459 sq. ft.)

First Floor – 365.30 sq m (3932 sq ft)

RATEABLE VALUE:

Having regard to the Scottish Assessors Association website we note that the subjects are entered in the valuation roll at rateable value:

Unit	Rateable Value
Ground Floor Office 1	£1,850
Ground Floor Office 2	£1,450
Ground Floor Office 3	£1,300
Ground Floor Office 4	£2,050
Ground Floor Office 5A	£1,450
Ground Floor Office 5	£4,450
Maintenance Office and Yard	£6,600
Warehouse	£14,800
Office	£23,750
First Floor Office 1	£2,000
First Floor Office 2	£1,500
First Floor Office 3	£1,500
First Floor Office 4	£1,500
First Floor Office 5A	£3,950
First Floor Office 5B	£3,050
First Floor Store	£1,600

PRICE:

Offers over £750,000 are invited for the benefit of our client's absolute ownership.

LEASE TERMS:

5 Separate tenants currently occupy sections of the building on rolling yearly leases which generate a gross rent roll of £50,592 per annum exclusive.

All leases are framed on the basis that the landlord retains all responsibility for repairs, building insurance and utilities. The landlord is also responsible for the rates liability in relation to the warehouse.

A summary tenancy schedule can be made available to seriously interested parties.

VAT:

All prices quoted are exclusive of VAT which maybe chargeable.

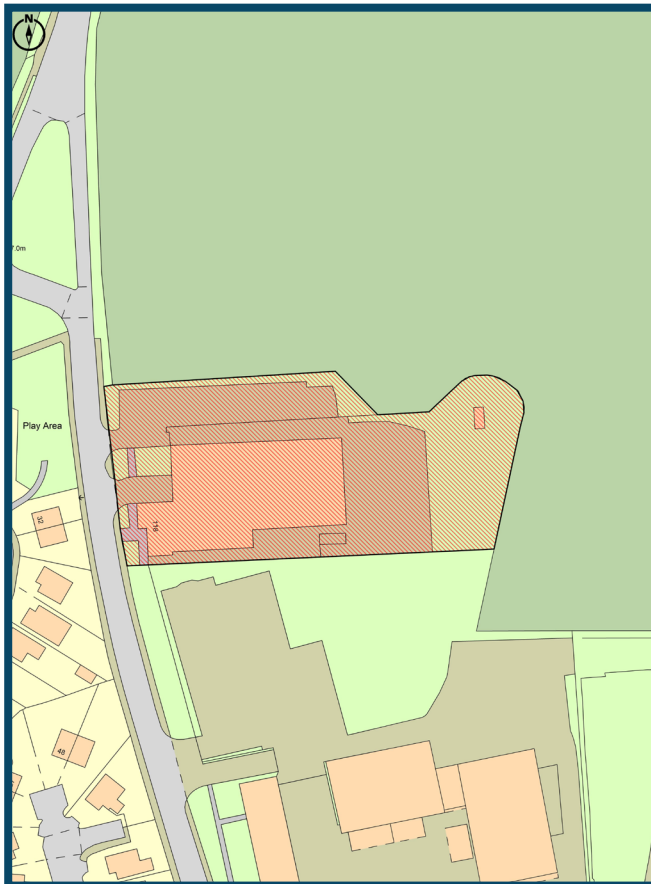
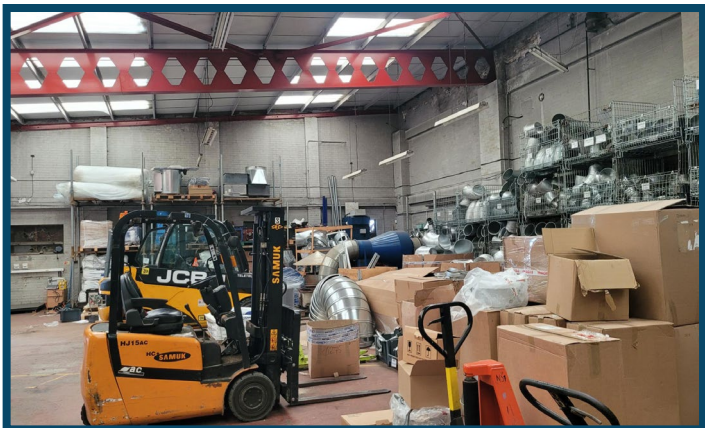
ENERGY PERFORMANCE:

A copy of the Energy Performance Certificates (EPCs) for the subjects is available upon request.

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.

VIEWING:
 Strictly by appointment through the sole letting agents.

Ref: ESA3169 Date of publication: November 2023

IMPORTANT NOTE

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