



TO LET - Licenced Premises

28 VICAR STREET,
FALKIRK, FK1 1JB

- Town centre bar/restaurant premises
- Busy main road frontage
- High profile town centre position
- Offers of £15,000 per annum exclusive sought

LOCATION:

The subjects occupy a high-profile position on the western side of Vicar Street, in close proximity to its junction with Newmarket Street and Princes Street, forming part of Falkirk's main town centre.

The surrounding area is given over to a variety of commercial usage with nearby occupiers including Slater Hogg & Howieson Estate Agents, Monterey Jacks Restaurant/Bar, High Spirits Falkirk and Belvoir Lettings. In addition, the property is situated in close proximity to Falkirk's Business Hub which also accommodates Finnegan's Café.

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 35,000 people and an immediate catchment of 160,000.

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

DESCRIPTION:

The subjects comprise bar/restaurant premises arranged over the ground floor of a mid-terraced, 3 storey building which is of traditional stone construction, contained under a pitched and slated roof. The property has the benefit of a traditional retail style frontage to Vicar Street which incorporates 2 principal display type windows. Internally the property is arranged to provide an open plan bar/restaurant area together with a kitchen and appropriate storage/support sections.

ACCOMMODATION:

We would summarise the accommodation as undernoted:-

Main bar /restaurant – 97.28 sq m (1,047 sq ft)
Kitchen – 14.01 sq m (150 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 £32,500.

LEASE TERMS:

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

RENT

Offers of £15,000 per annum exclusive are sought.

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:

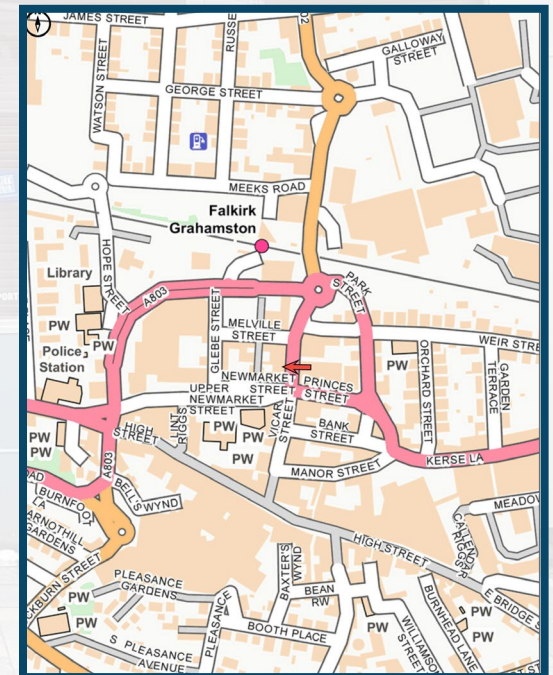
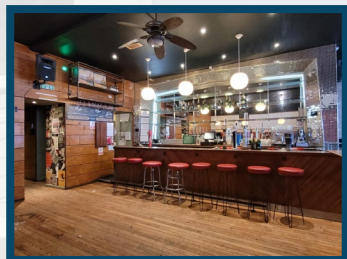
By agreement.

VIEWING:

Strictly by appointment through the sole letting agents.

Ref: ESA3270

Date of publication March 2024

**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 to 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 warrant 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.