



FALCONER
PROPERTY CONSULTANTS

TO LET

Western Side Easterton Filling Station, Denny, FK6 6RF

YARD

- LEASE FROM £15,000 PER ANNUM
- 654 SQFT WORKSHOP
- 0.57 ACRE YARD
- BUSY MAIN ROAD
- SUITABLE FOR A VARIETY OF USES
- EASY ACCESS TO MOTORWAY NETWORK
- 100% RATES RELIEF (SUBJECT TO QUALIFICATION)



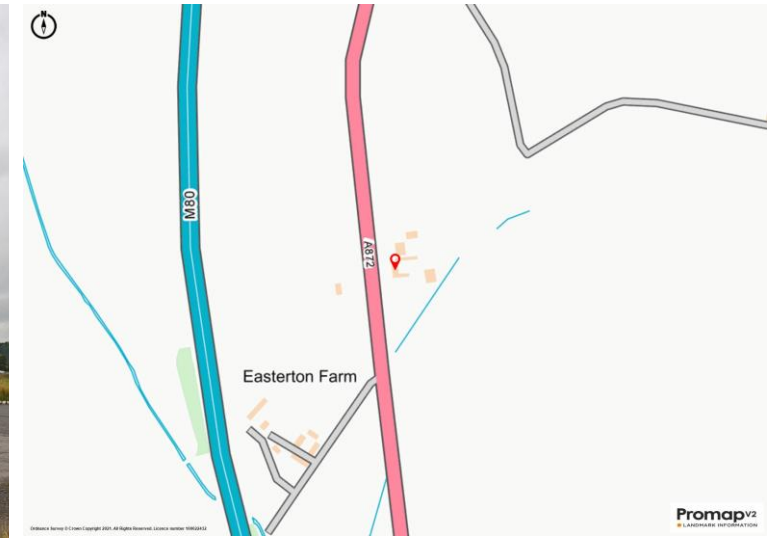
LOCATION

Denny is located approximately 6 miles to the south of Stirling and five miles to the west of Falkirk. Denny is a popular commuting town with a total population of approximately 24,000 persons, with the majority of the resident population being between the age of 25 to 59.

The A872 carriageway forms the main road linking Denny to Stirling and Falkirk. Access to the motorway network can be achieved via Junction 1 of the M876 motorway.

The town benefits from a wide range of services and amenities, whilst further services are available in nearby Stirling and Falkirk. The town benefits from a good transport network.

The subjects are located on the western side of the A872 which forms the busy road linking Stirling to Denny and running parallel to the M80 motorway.



DESCRIPTION

The subjects comprise a former petrol filling station. The former forecourt building is detached and single storey which we would estimate was constructed in the 1950's.

The total site area extends to approximately 0.23 hectares/0.57 acres. The site is overlaid in the main in a concrete hard standing material.

PROPOSAL

Lease from £15,000 per annum.

VAT

All prices, premiums and rents quoted are exclusive of VAT.

FLOOR AREAS

From sizes taken during our inspection we calculate the subject property, measured in accordance with the RICS Code of Measurement Practice (second edition, January 2018) to extend to the following approximate gross internal area (GIA):

Former shop/garage 60.8m²/654ft²

Yard 0.57 acres

PLANNING

All queries in relation to redevelopment/reconfiguration of the subjects should be addressed to Falkirk Council Planning Department.

EPC

A copy of the EPC will be available upon request.

CLOSING DATE

A closing date may be set and all interested parties should make a note of interest at the offices of the Sole Agent. We reserve the right to let the property without setting a closing date and we are not obliged to accept the highest or indeed any offer for the lease of the property.

RATING

RV £6,200.



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VIEWING AND FURTHER INFORMATION

Strictly by appointment through the Sole Agent:

Sandy Falconer BSc (Hons) MSc MRICS

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