



FALCONER
PROPERTY CONSULTANTS

TO LET

Yard Sclandesburn Road, Denny,
FK6 5JB

SECURE SURFACED YARD

- LEASE FROM £25,000 PER ANNUM
- APPROXIMATELY 2.5 ACRES
- LARGE LEVEL SITE
- EASY ACCESS TO MOTORWAY NETWORK
- SUITABLE FOR A VARIETY OF USES



LOCATION

Denny is a town in the Falkirk council area of Scotland, formerly in the county of Stirlingshire. It is situated 7 miles west of Falkirk, and 6 miles north-east of Cumbernauld, adjacent to both the M80 and M876 motorways. At the 2011 census, Denny had a resident population of 7,933.

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

From a local context the yard is located on the southern side of Sclandesburn Road.



DESCRIPTION

The subjects comprise a substantial site which has been cleared and predominantly overlaid in hardstanding. We understand that the site extends to approximately 2.5 acres.

The site would be suitable for a variety of uses such as storage.

PLANNING

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

PROPOSAL

Lease from £25,000 per annum for a new FRI lease.

RATING

The yard requires to be reassessed. Please contact local rating office.

VAT

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

EPC

N/A.

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.



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VIEWING AND FURTHER INFORMATION

Strictly by appointment through the Sole Letting Agent:

Sandy Falconer BSc (Hons) MSc MRICS

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