



FALCONER

PROPERTY CONSULTANTS

156 GRAHAMS ROAD

FALKIRK

FK2 7BY

TO LET

- LEASE FROM £4,000 PER ANNUM
- RETAIL UNIT WITH REAR WORKSHOP AVAILABLE AS A WHOLE OR INDIVIDUALLY
- AVAILABLE ON THE MARKET DUE TO BUSINESS RELOCATION
- FRONT RETAIL 497 FT²
- REAR WORKSHOP 857FT²
- PRIME TOWN CENTRE PITCH

LOCATION

Falkirk is a large town in the Central Lowlands of Scotland, It lies in the Forth Valley, 23.3 miles (37.5 km) north-west of Edinburgh and 20.5 miles (33.0 km) north-east of Glasgow.

Falkirk has a resident population of 34,570 according to the 2008 census. The population of the town has risen over the past decade, making it the 20th most populous settlement in Scotland. Falkirk is the main town and administrative centre of the Falkirk council area, which has an overall population of 156,800 and inholds the nearby towns of Grangemouth, Bo'ness, Denny, Larbert and Stenhousemuir.

Attractions in and around Falkirk include the Falkirk Wheel, The Helix, The Kelpies, Callendar House and Park and remnants of the Antonine Wall. In a 2011 poll conducted by STV, it was voted as Scotland's most beautiful town, ahead of Perth and Stirling in 2nd and 3rd place respectively.

The subjects are located on the western side of Graham's Road between its junctions with Dalderse Avenue and Gowan Avenue.

DESCRIPTION

The subjects comprise a ground floor retail unit contained within a two storey building of brick construction.

Internally the unit comprises of an open plan retail area, kitchen, w.c and two small storage cupboards.

The unit currently has access to a large workshop and office which also has its own seperate access from the rear. The units can be let individually or as whole.

PROPOSAL

Lease from £4,000 per annum for the rear workshop, £6,000 per annum for the retail unit or £10,000 per annum for the retail unit and rear workshop.



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):

Retail unit 46.17m²/497ft²

Workshop 79.61m²/1,354ft²

PLANNING

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

RATING

Retail value £7,600

EPC

F.

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 sell the property without setting a closing date and we are not obliged to accept the highest or indeed any offer for the sale of the property.

VAT

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





DISCLAIMER

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**VIEWINGS
AND
FURTHER
INFORMATION**

Strictly by appointment through the Sole Agent:

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