



FALCONER

PROPERTY CONSULTANTS

**GOWAN AVENUE,
FALKIRK
FK2 7HL**

TO LET

- LEASE FROM £42,500 PER ANNUM
- 6,362 FT²
- ON-SITE PARKING
- LARGE SECURE YARD
- ROLLER SHUTTER ACCESS
- GOOD EAVES HEIGHT

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.

The subjects are located on the northern side of Gowan Street between its junctions with Alma Street and Russel Street. The surrounding area is mixed to include commercial and residential use.

DESCRIPTION

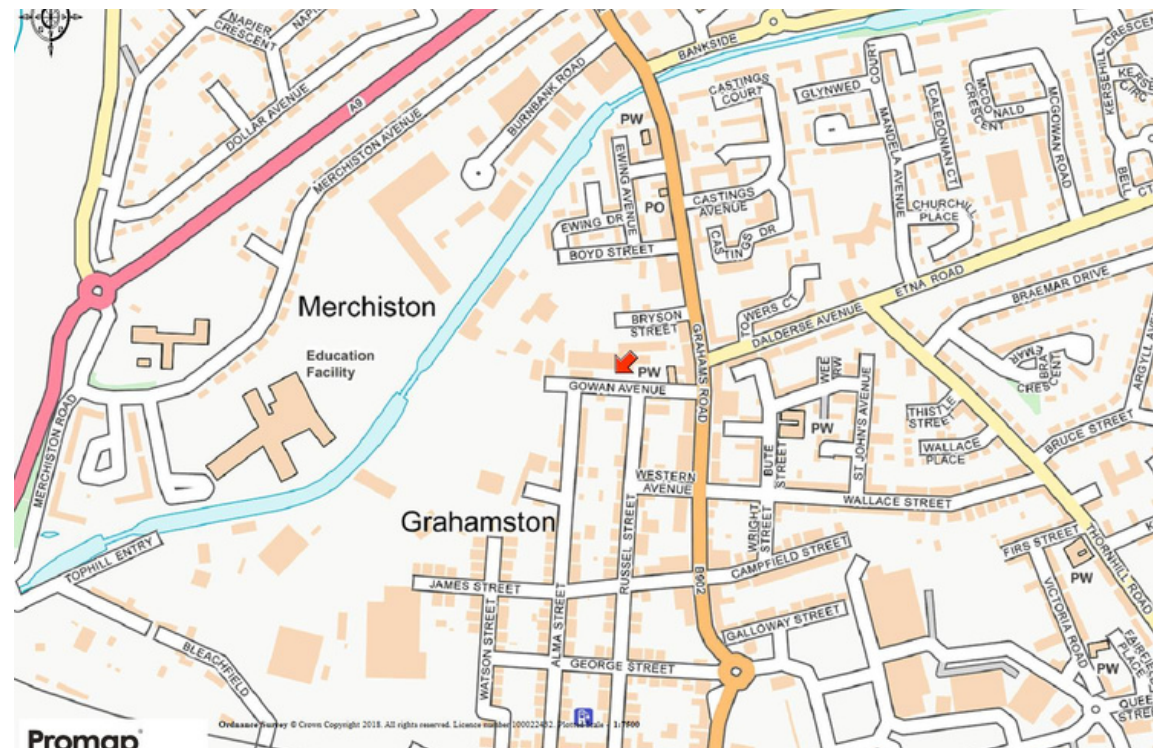
The subjects comprise a detached single storey industrial property of steel portal frame construction with concrete block walls to 2 metres and thereafter overlaid in insulated metal cladding. The roof is pitched and overlaid in insulated profiled sheeting with interspersed translucent panelling.

Internally, the property provides a large open plan workshop area with central roller shutter door. Separate male, female and disabled w.c. facilities are incorporated together with various office space and a staff kitchen area.

The property benefits from a large secure yard to the front and side of the property.

PROPOSAL

Lease from £42,500 per annum for a new FRI lease.



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):

591m²/6,362ft²

PLANNING

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

RATING

Rateable value £33,250.

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

VAT

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





DISCLAIMER

Falconer Property Consultants for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars and plan are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact must satisfy themselves by inspection or otherwise as to the correctness of each of them: (iii) no person in the employment of Falconer Property Consultants has any authority to make or give any representation or warranty whatever in relation to this property: (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. Published April 2024.



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**VIEWINGS
AND
FURTHER
INFORMATION**

Strictly by appointment through the Sole Agent:

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