



UNIT 9 REDHOUSE INDUSTRIAL ESTATE, 15 SHIELDHILL ROAD, **FALKIRK** FK2 0DT

- **ANNUM**
- 434 FT²
- LEASE FROM £3,950 PER 100% RATES RELIEF (SUBJECT TO QUALIFICATION)
 - PRIME LOCATION



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 the southern side of Shieldhill Road close to its junction with Wallacestone Brae.

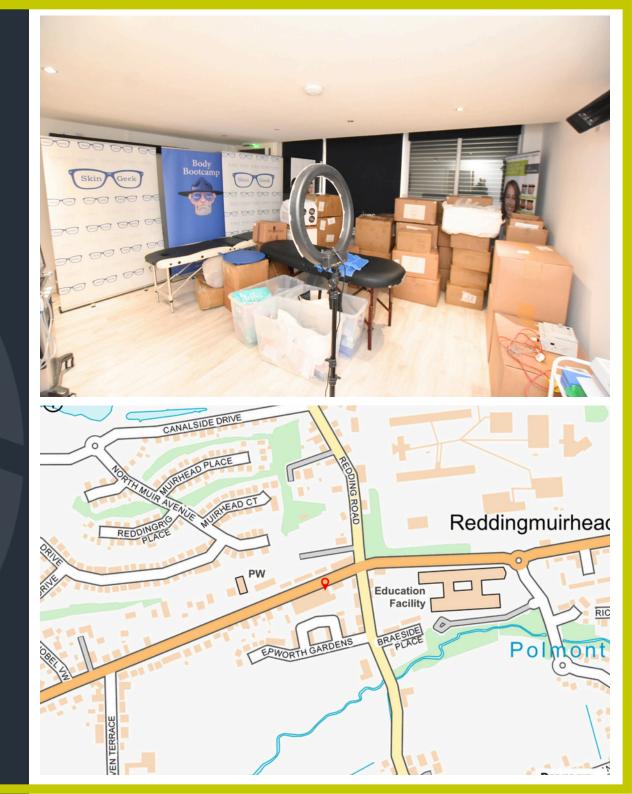
DESCRIPTION

The subjects comprise a mid-terraced single storey retail property of brick construction surmounted by a pitched roof.

Internally, the property provides a retail area, 2 treatment rooms, kitchen and w.c. The accommodation is fitted out to a good standard internally.

PROPOSAL

Lease from £3,950 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):

40.3m²/434ft²

PLANNING

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

RATING

The site will require to be reassessed. Please contact the local rating office for further details.

EPC

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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

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VIEWINGS
AND
FURTHER
INFORMATION

Strictly by appointment through the Sole Agent:

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