



# FALCONER

PROPERTY CONSULTANTS

**2 MAIN STREET,  
BRIGHTONS,  
FALKIRK  
FK2 0JT**

## TO LET

- LEASE FROM £9,000 PER ANNUM
- 1,085 FT<sup>2</sup>
- GOOD LEVELS OF NEARBY PARKING
- HIGH LEVELS OF PASSING TRADE
- INCENTIVES AVAILABLE



## 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 in holds the nearby towns of Grangemouth, Bo'ness, Denny, Larbert and Stenhousemuir.

The subjects are located on the southern side of Main Street opposite to its junction with Randolph Crescent.

## DESCRIPTION

The subjects comprise a single storey retail property of brick construction with a roughcast finish surmounted by a pitched roof overlaid in profiled sheeting.

Internally the property provides open plan retail area, office and w.c. facilities.

This property is well presented and ready for immediate occupation

## PROPOSAL

Lease from £9,000 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 net internal area (NIA):

100.8m<sup>2</sup>/1,085ft<sup>2</sup>

## RATING

The property will require to be re-assessed following it's subdivision.

## 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 is 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 the property without setting a closing date and we are not obliged to accept the highest or indeed any offer for the sale/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 January 2025.



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**VIEWINGS  
AND  
FURTHER  
INFORMATION**

Strictly by appointment through the Sole Agent:

**SANDY FALCONER**

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