



# FALCONER

PROPERTY CONSULTANTS

**28A STIRLING STREET,  
DENNY  
FK6 6DJ**

## TO LET

- LEASE FROM £5,150 PER ANNUM  
(FROM £99 PER WEEK)
- 447 FT<sup>2</sup>
- GREAT LEVELS OF NEARBY  
PARKING
- HIGH LEVELS OF PASSING  
TRADE
- 100% RATES RELIEF (SUBJECT  
TO QUALIFICATION)



## 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.

The subjects are located on the eastern side of Stirling Street close to its junction with Duke Street.

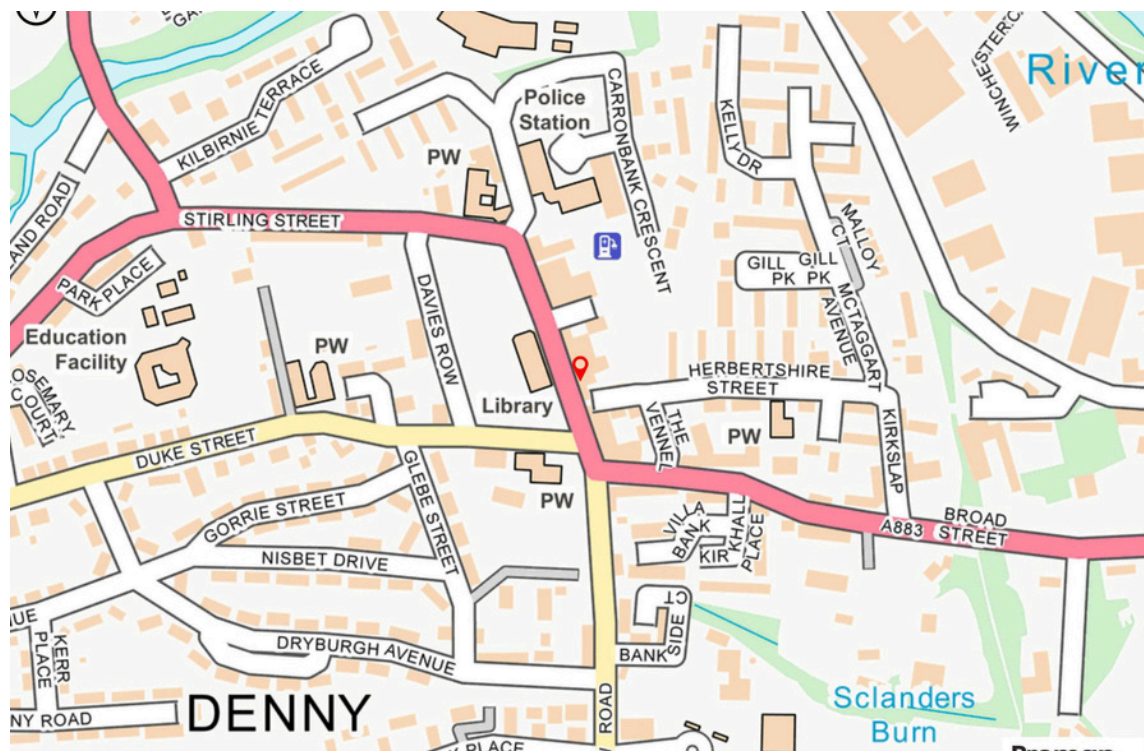
## DESCRIPTION

The subjects comprise a first floor end terraced salon/office within a two-storey building of brick construction with a rendered finish surmounted by a pitched and slated roof.

Internally the subjects provides a good sized open plan salon, kitchen and w.c. The property benefits from gas fired central heating and is ready for immediate occupation

## PROPOSAL

Lease from £5,150 per annum (From £99 per week) 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):

41.5m<sup>2</sup>/447ft<sup>2</sup>

## PLANNING

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

## RATING

Rateable value £2,300.

## 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

N/A.





#### 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 2025.



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**VIEWINGS  
AND  
FURTHER  
INFORMATION**

Strictly by appointment through the Sole Agent:

**SANDY FALCONER**

BSc (Hons) MSc MRICS

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