FOR SALE - INVESTMENT

68 HIGH STATION ROAD

FALKIRK, FK1 5QX

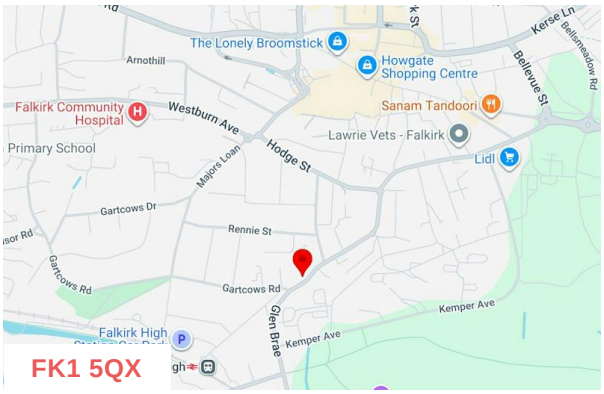


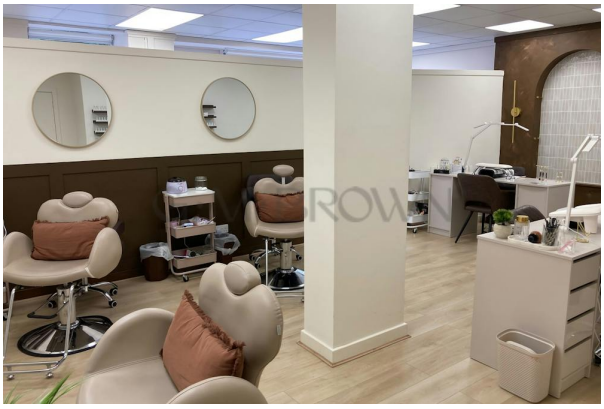
KEY HIGHLIGHTS

- 710 sq ft
- Unit fitted out to a very high standard
- Low passing rent of £8,000 pa, lease expiry in December 27
- Well-presented Class 1A investment
- Let on FRI terms to well established salon, By Bardsley
- Offers over £80,000 invited / 9.82% NIY

SUMMARY

Available Size	710 sq ft
Price	Offers in excess of £80,000 A purchase at this level reflects a NIY of 9.82%
Rateable Value	£7,200
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry





DESCRIPTION

Well-presented ground floor salon / class 1A premises.

Externally benefits from large display window with customer entrance.

Internally the tenant has invested in the property and presents in truly excellent condition providing main salon to the front with separate salon off, beauty room, staff room and WC.

LOCATION

Falkirk is an established commercial town situated within Scotland's Central Belt, between Glasgow and Edinburgh.

More specifically the subjects command a highly prominent position on the north side of High Station Road, by its junction with Gartcows Road. High Station Road is one of Falkirk's main access routes linking the town centre with Falkirk High Station benefiting from high volumes of passing traffic.

Falkirk High Station is only a 5 minute walk south of the subjects whilst regular bus services operate on High Station Road.

On-street parking is provided to the front.

Neighbouring occupiers include High Station News, Happy Munchy Box, Woodside Inn and Nisa Local.

ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	710	65.96	Under Offer
Total	**710**	**65.96**	

TENANCY INFORMATION

Let on FRI terms to By Bardsley Limited, popular and established hair salon
5 years from 23 December 2022 at a rent of £8,000 per annum
£2,000 deposit held for duration

VIEWING & FURTHER INFORMATION

Gregor Brown

0141 212 0059 | 07717447897
gb@gmbrown.co.uk

Kerrie Currie

0141 212 0059 | 07778 431703
kc@gmbrown.co.uk

G·M·BROWN

The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 06/11/2026