

DM HALL

To Let
Retail Premises

REDUCED
RENT



25 Main Street,
Brightons,
FK2 0JS

79.12 SQ M
851 SQ FT

Property Details

- Retail premises fitted out as a hairdresser, with additional first floor consulting/treatment room'
- Accommodation arranged over the ground and attic floors
- Well presented throughout
- Rental of £1,000 per month

LOCATION:

The subjects are situated on the northern side of Main Street a short distance to the west with the junction of Randolph Crescent within Brightons.

The village of Brightons lies astride the B805 road, approximately 6 miles to the east of Falkirk town centre, adjacent to the towns of Polmont and Lauriston, each of which lie to the north.

The village is predominantly residential in nature although providing adequate local retail and associated facilities, with more extensive provisions afforded within Falkirk itself, which forms the main administrative centre for the surrounding district.

Brighton's benefits from excellent road communication links, with junction 4 of the M9 lying only 2 miles to the northeast. In addition, the subject are situated in close proximity to Polmont station, which lies on the main Edinburgh to Glasgow rail route.

The property itself forms part of a small parade of similar units in a mixed residential and commercial location.



Property Details

DESCRIPTION:

The subjects comprise retail premises which are arranged over the ground and attic floors of an end terraced single storey and attic property. The original building is of stone construction with a pitched and slated roof and the building has been extended to the rear by means of a brick built and rendered rear extension which has a bituminous felt covered roof.

Located to the rear of the property is an enclosed area of garden ground.

The frontage has a recessed timber framed and glazed entrance door which is protected externally by double leaf timber storm doors and there is a timber framed display window which has a roller security shutter.

Internally the accommodation has been fitted out as a hairdressing salon and is well presented, providing 6 chair positions, 2 hair washing positions and reception/customer waiting area. To the rear is a staff room, toilet compartment and storage.

Completing the property is the attic level which provides a treatment room and there is also a separate storage room.

ACCOMMODATION & FLOOR AREAS :

The property has been measured in accordance with RICS Code of Measuring Practice - 6th Edition on a net internal basis and is as follows

Floor	Accommodation	sq m	sq ft
Ground	Hairdressing salon, staff room, storage and toilet compartment	55.44	597
Attic	Treatment room and storage	23.68	254
TOTAL		79.12	851

ENERGY PERFORMANCE:

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request. The rating is D.

NON DOMESTIC RATES:

According to the Scottish Assessors' Association website, the subjects are noted to have a Rateable Value of £5,900 per annum.

It should be noted under the terms of the Small Business Bonus Scheme, the property maybe eligible for 100% rates relief.



Property Details

PROPOSAL:

Rental of £1,000 per month.

LEASE TERMS

The subjects are offered on normal full repairing and insuring terms for a period to be negotiated, incorporating rent reviews at regular intervals.

LEGAL COSTS:

Each party will be responsible for paying their own legal costs incurred in this transaction.

VAT:

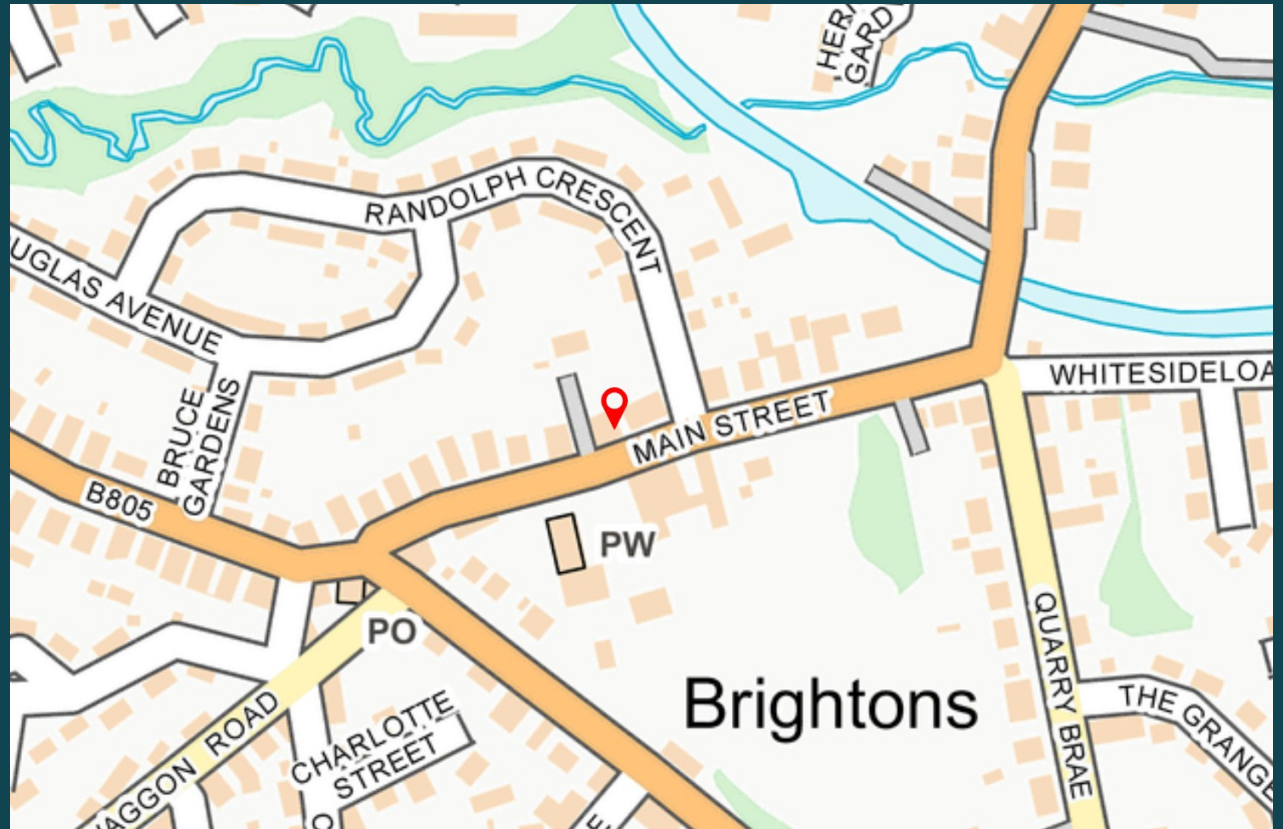
All prices quoted are exclusive of VAT which may be chargeable.

VIEWING ARRANGEMENTS:

Strictly by contacting the sole selling/letting agents:-

ANTI MONEY LAUNDERING:

DM Hall is regulated by HMRC in its compliance with the UK Money Laundering under the 5th Directive of the Money Laundering Regulations, effective from 10th January 2020, the agents are required to undertake due diligence on interested parties.



Make an enquiry

Michael McIntyre
Michael.mcintyre@dmhall.co.uk

Juliet Robertson
Juliet.robertson@dmhall.co.uk

DM Hall Commercial Department
Unit 6a The Courtyard
Callendar Business Park
Falkirk, FK1 1XR

01324 628321

DM HALL



Regulated by
RICS

IMPORTANT NOTE: DM Hall for themselves and for the vendors or lessors of this property, whose agents they are, give notice that: (i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) No person in the employment of DM Hall has any authority to make or give any representation or warranty whatever in relation to the property. (iv) All prices, premiums and rents quoted are exclusive of VAT. (v) The information contained in these particulars has been checked and, unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outside our control (vi) These particulars are provided for record purposes only and are not intended to create, nor to be relied upon as creating, any contractual relationship or commitment. Any contract shall only be entered into by way of our clients' solicitors.