

TRADE COUNTER

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Andrew Reilly Associates

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95B GLASGOW ROAD CAMELON, FALKIRK, FK1 4JD

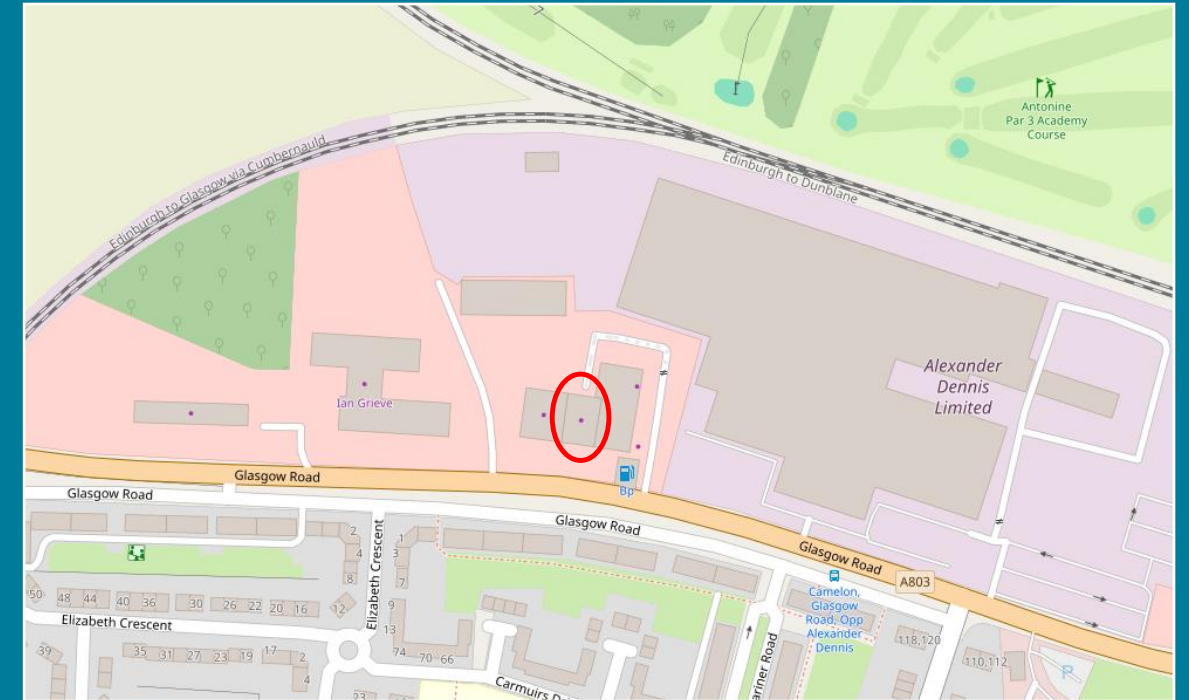
- TRADE COUNTER/ WORKSHOP UNIT
- 622.31 SQ M (6,698 SQ FT)
- RECENTLY REFURBISHED
- DEDICATED CAR PARKING & YARD



Location

Falkirk, a town of approximately 32,000 residents, lies in the Forth Valley approximately 26 miles to the northwest of Edinburgh, 21 miles northeast of Glasgow and 14 miles south of Stirling. The town benefits from excellent communication links, located at the intersection of the M9, M80 and M876 motorways. In addition, the town's close proximity to the Kincardine Bridge provides convenient access to Fife to the north and thereafter the M90 to Perth and the Highlands.

Camelon is situated approximately 2 miles from the town centre and Glasgow Road is one of the principal arterial routes into Falkirk from the west, providing access to the M876 at Junction 1. The property is located within a small commercial park adjacent to the Alexander Dennis facility, next to the BP petrol filling station & Donny's Carpets.



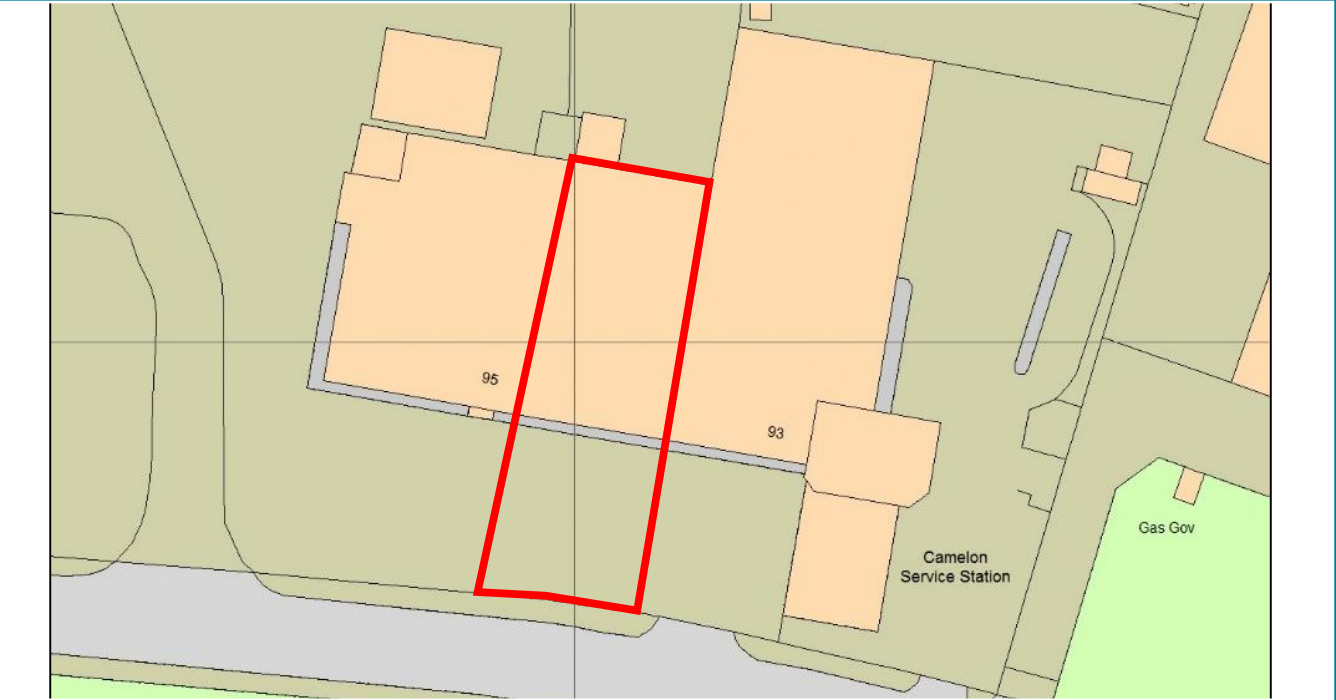
Description

The unit is a mid-terraced industrial building of steel framed construction with brick/block infill under a pitched roof of insulated profile metal cladding, incorporating translucent panels to provide natural daylight. Display windows face on to Glasgow Road and car parking is provided to the front of the unit.

Loading access to the unit is by way of a 2.5m electrically operated roller shutter door facing Glasgow Road, together with timber sliding doors at the rear, accessed from the shared yard area.

Internally, there is a customer reception/office and workshop and ground floor level, with 3-phase power, oil-fired heating system, and 4m eaves rising to an apex of 7m. Further office accommodation is provided on the first floor.





Accommodation

The property has been measured in accordance with RICS Code of Measuring Practice (6th Edition) and has the following gross internal areas:

	Sq M	Sq Ft
GF Workshop & Reception	561.24	6,041
1F Offices	61.07	657
TOTAL	622.31	6,698

Rateable Value

The property is entered in the Valuation Roll as a Warehouse with a rateable value of £30,000.

Energy Performance Certificate

A copy of the EPC can be provided on request.

Terms

The property is available to let on a full repairing basis for a term to be agreed. Further details are available on application to the sole letting agents.

VAT

The property is elected for VAT and as such will be applicable at the prevailing rate.



Legal Costs

Each party will be responsible for the own legal costs in dealing with the transaction however the tenants will, in the normal manner, be liable for any recording dues, registration fees and Land & Building Transaction Tax.

Anti-Money Laundering

In order to comply with our obligations under anti-money laundering regulations we are required to undertake due diligence on prospective tenants which will include, but may not be limited to, proofs of identity, address and source of funding.

Viewing & Further Information

Please contact sole letting agents:

Howard Brooke

T: 07973 540528

E: h.brooke@andrewreillyassociates.co.uk

Louise Reilly

T: 07856 413476

E: l.reilly@andrewreillyassociates.co.uk

ARA hereby confirm that they are acting as agents for the vendors or lessors of the property and give notice on behalf of themselves and the vendor or lessors that the particulars outlined have been prepared as agents for our clients and are provided for guidance purposes only. Their accuracy is not guaranteed. All information and particulars are given in good faith however any prospective purchaser and/or tenant should not rely upon them as a statement of representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of the information contained herein. Accordingly no liability as a result of any error or omission or any other information given will be accepted. The information in particulars outlined are provided for record purposes only and are not intended to create nor can be relied upon as creating any contractual relationship or commitment. The agents or any of their Directors, employees or joint agents are not authorised to give or make any warranty or representation on behalf of any party.