

TO LET

35 Hallam Road
Stenhousemuir
FK5 3BF

Retail Premises

*** ON THE INSTRUCTIONS OF ASDA ***

www.asda.live.jll.com



LOCATION

Stenhousemuir is situated in Central Scotland within the district of Falkirk, with a population of approximately 25,000 residents and a wider catchment in excess of 140,000. Falkirk is situated approximately 2.5 miles to the south, Stirling approximately 10 miles to the north and Glasgow some 23 miles south-west via the M80.

The town centre has undergone considerable redevelopment in recent years and now provides community facilities including a new Health Centre, library and community hall. The unit is at the heart of the town centre, adjacent to a 40,000 sq ft Asda superstore and also the main public car park serving the town.

Other nearby occupiers include Farmfoods, Greggs, Subway, Lloyds Pharmacy, Ladbrokes, Domino's Pizza and Virgin Money.

DESCRIPTION

The subject property is arranged over ground floor only and provides the following approximate area:

Internal Width	6.7m	22ft
Ground	126 sq m	1,360 sq ft

TENURE

The subjects are available on a new full repairing and insuring lease for a term to be agreed, subject to five-yearly upward only rent reviews.

RENTAL

Rental offers in the region of £25,000 per annum are invited.

RATES

As the subjects are part of a new formed unit they have still to be assessed. Further information upon request.

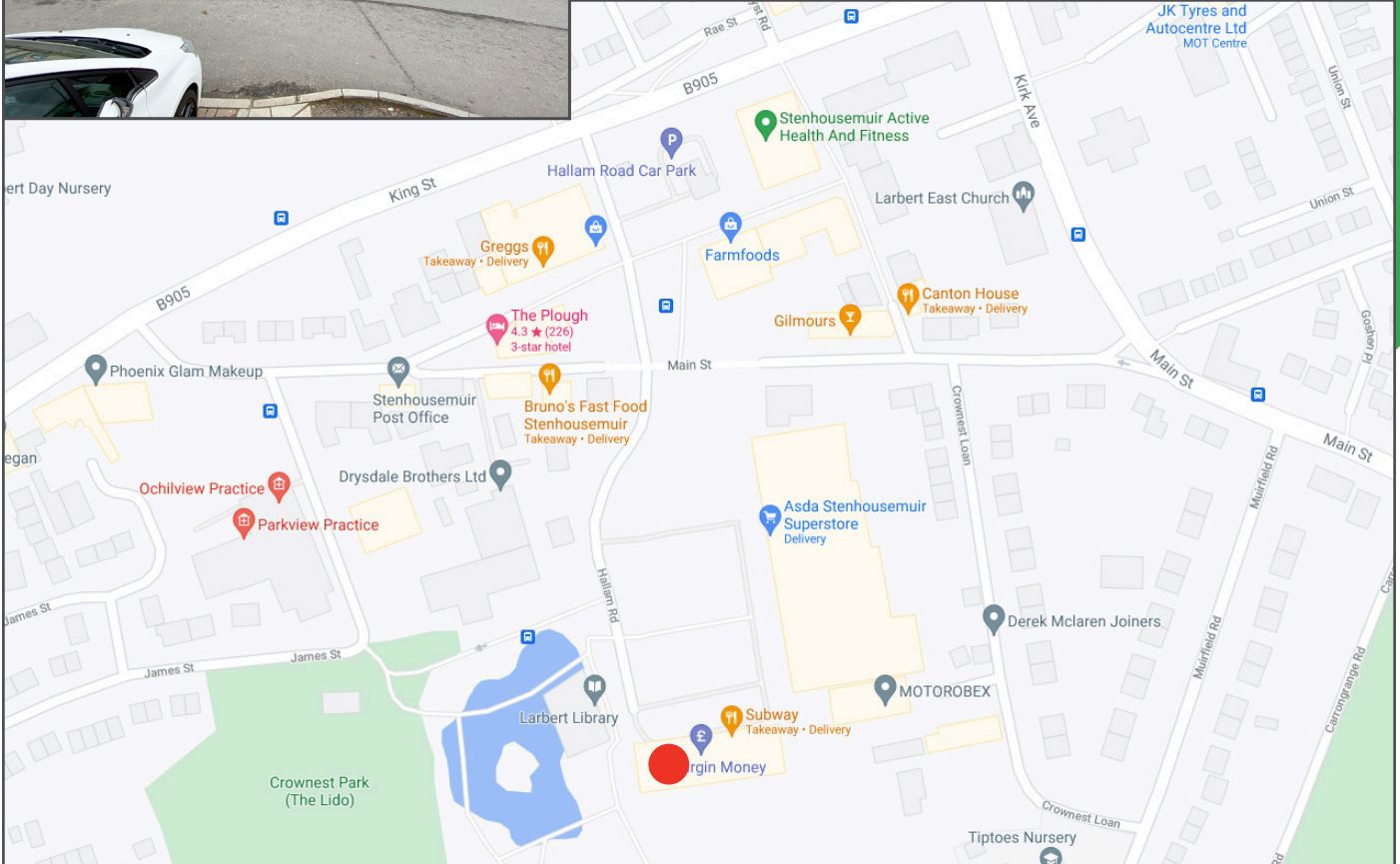
Syme
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0141 248 5878
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ENERGY PERFORMANCE CERTIFICATE

Available upon application.

PLANNING

We understand the property benefits from Class 1 (Retail) consent. Interested parties should make their own enquiries in this regard.

LEGAL EXPENSES

Each party will bear their own legal expenses incurred in connection with this transaction.

The ingoing tenant will be responsible for Land and Buildings Transaction Tax, registration dues and any VAT incurred thereon.

VAT

All prices are quoted exclusive of VAT.

VIEWING & FURTHER INFORMATION

Strictly by appointment through the joint letting agents:

Donald M Syme
Syme Property Consultancy
T: 0141 285 7943
E: donald@symeproperty.co.uk

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