

TO LET

Office Premises

*** ON THE INSTRUCTIONS OF ASDA ***

2-4 Glebe Street
Falkirk
FK1 1HU

www.asda.live.jll.com



LOCATION

Falkirk is one of the principal towns within the central belt of Scotland and is situated approximately 15 miles east of Glasgow and 24 miles west of Edinburgh.

The town has a residential population in excess of 32,000 people and serves an estimated catchment of 140,000 within a 6 mile radius.

The subject premises are situated in the heart of the town centre on Glebe Street.

DESCRIPTION

The property comprises a two-storey building with retail/office accommodation at ground floor and additional office, staff and toilet facilities at first floor.

The premises provide the following approximate net internal floor areas:

Ground Floor:	78.97 sq m	850 sq ft
First Floor:	69.21 sq m	745 sq ft
TOTAL:	148.18 sq m	1,595 sq ft

TENURE

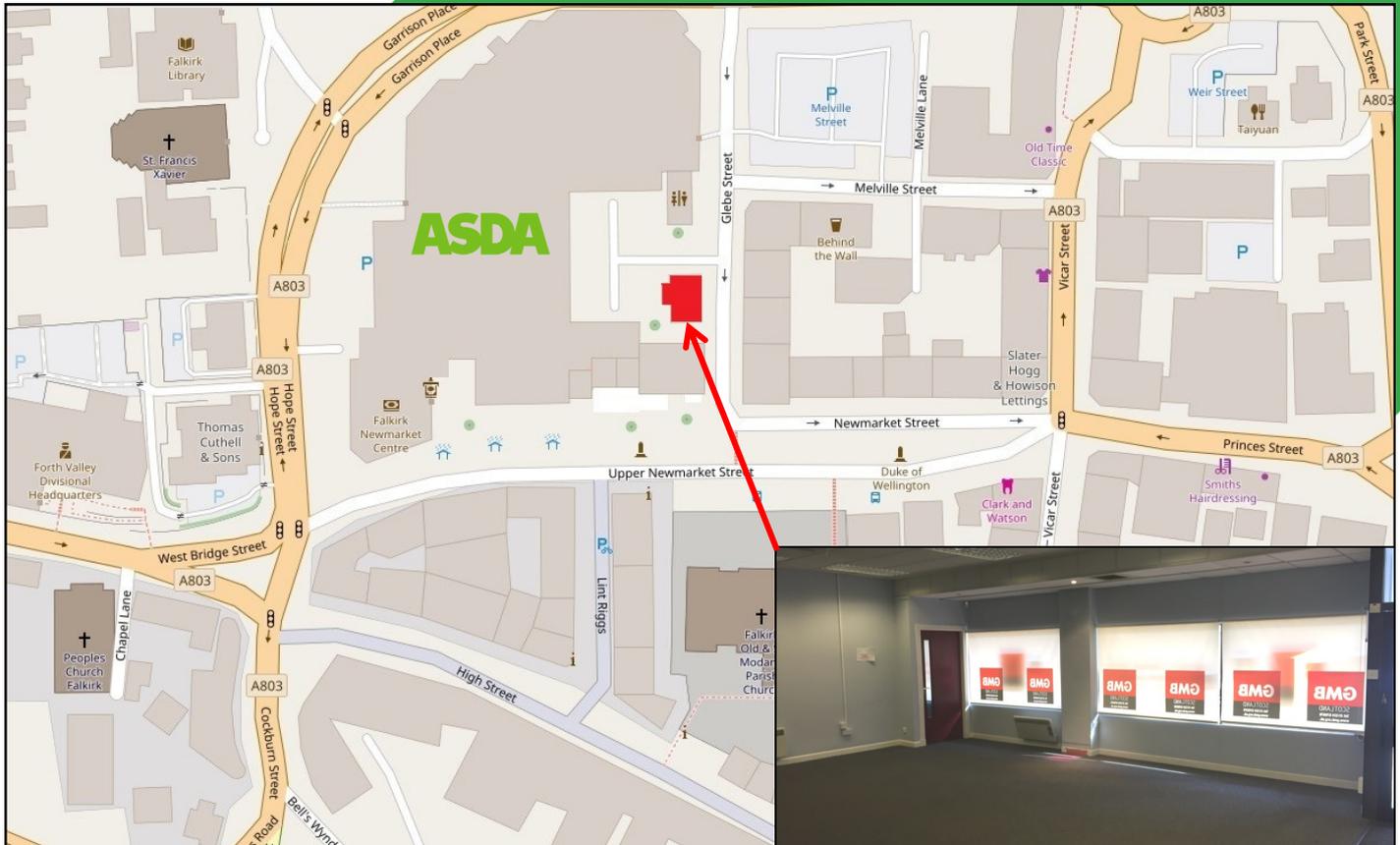
The subjects are available on a new full repairing and insuring lease for a term to be agreed, subject to five-yearly upward only rent reviews.

RENTAL

Rental offers in the region of £20,000 per annum are invited.

Syme
PROPERTY CONSULTANCY
0141 285 7945
www.symeproperty.co.uk

**LAMBERT
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PROPERTY CONSULTANTS
0141 248 5878
www.lambertinnes.co.uk



RATEABLE VALUE

We are verbally informed by the Local Rating Authority that the rating assessment for 2018/2019 is as follows:

Rateable Value: £16,100 per annum
Rates Payable: £7,728 per annum

ENERGY PERFORMANCE CERTIFICATE

Available upon application.

PLANNING

The property was last used for office purposes however may also be suitable for alternative uses such as retail. 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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Details of opportunities available in other Asda stores can be found at:

www.symeproperty.co.uk
OR
www.lambertinnes.co.uk

IMPORTANT NOTICE

Whilst every effort has been made to ensure accuracy, no responsibility is taken for any error, omission or mis-statement in these particulars which do not constitute an offer or contract. No representation or warranty is made or given either during negotiations or in particulars by vendor, lessors or the agent. All figures are exclusive of rates, service charge, VAT and all other outgoings. April 2018.