

TO LET

Retail Premises

*** ON THE INSTRUCTIONS OF ASDA ***

35 Hallam Road
Stenhousemuir
FK5 3BF

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, B&M Bargains, Greggs, Subway, Lloyds Pharmacy and Ladbrokes.

DESCRIPTION

The subject property occupies a prominent corner location arranged over ground floor, extending to the following approximate areas:

Gross Frontage:	14.94 m	49 ft 0 ins
Return Frontage:	1.80 m	5 ft 11 ins
Ground:	265.14 sq m	2,854 sq ft

Our client may consider splitting the property to suit specific occupier requirements. Further details available on application.

Outdoor seating may be accommodated outside the return frontage, subject to planning.

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 £45,000 per annum are invited.

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

**LAMBERT
INNIS**
PROPERTY CONSULTANTS
0141 248 5878
www.lambertinnis.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:	£49,000 per annum
Rates Payable:	£23,520 per annum

ENERGY PERFORMANCE CERTIFICATE

Available upon application.

PLANNING

We understand the property benefits from Class 2 (Financial, Professional & Other Services) consent, therefore under the Use Classes Order Scotland, it is also permitted for retail use, under Class 1. 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 incoming 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.