



# FALCONER

PROPERTY CONSULTANTS

**WESTERN SIDE,  
EASTERTON FILLING  
STATION, DENNY  
FK6 6RF**

## TO LET

- LEASE FROM £10,000 PER ANNUM
- 0.24 ACRE YARD
- BUSY MAIN ROAD
- SUITABLE FOR A VARIETY OF USES
- EASY ACCESS TO MOTORWAY NETWORK
- 100% RATES RELIEF (SUBJECT TO QUALIFICATION)



## LOCATION

Denny is located approximately 6 miles to the south of Stirling and five miles to the west of Falkirk. Denny is a popular commuting town with a total population of approximately 24,000 persons, with the majority of the resident population being between the age of 25 to 59.

The A872 carriageway forms the main road linking Denny to Stirling and Falkirk. Access to the motorway network can be achieved via Junction 1 of the M876 motorway.

The town benefits from a wide range of services and amenities, whilst further services are available in nearby Stirling and Falkirk. The town benefits from a good transport network.

The subjects are located on the western side of the A872 which forms the busy road linking Stirling to Denny and running parallel to the M80 motorway.

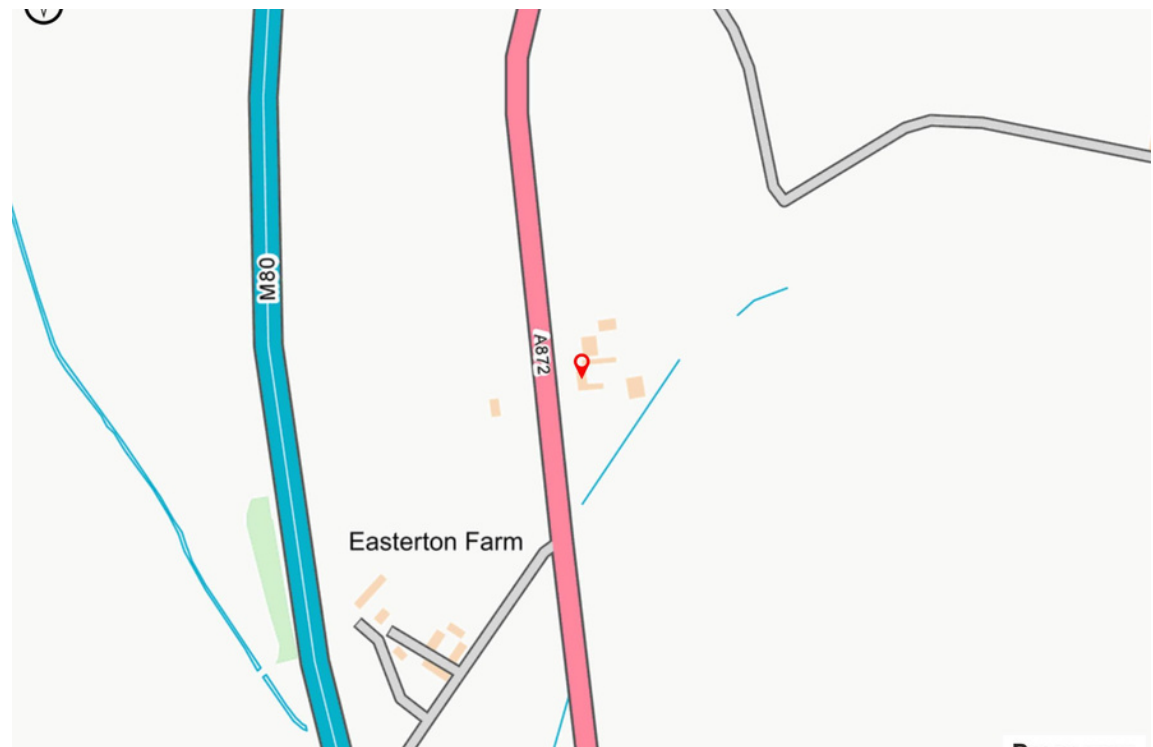
## DESCRIPTION

The subjects comprise a large secure yard extending to approximately 0.24 acres shown outlined in red in the above plan.

The site currently has no buildings however the landlord is prepared to build an office and or workshop on the site depending on the prospective tenants needs.

## PROPOSAL

The rent is negotiable from £10,000 per annum to £18,000 per annum depending on the specification of the units required to be installed on the site.



## FLOOR AREAS

From sizes taken during our inspection we calculate the subject property, measured in accordance with the RICS Code of Measurement Practice (second edition, January 2018) to extend to the following approximate gross internal area (GIA):

981m<sup>2</sup>/10,559ft<sup>2</sup>

## PLANNING

All queries in relation to redevelopment/ reconfiguration of the subjects should be addressed to Stirling Council Planning Department.

## RATING

The site will require to be reassessed.

## EPC

N/A.

## CLOSING DATE

A closing date may be set and all interested parties should make a note of interest at the offices of the Sole Agent. We reserve the right to sell or let the property without setting a closing date and we are not obliged to accept the highest or indeed any offer for the sale or lease of the property.

## VAT

VAT will be charged on all costs.

## VIEWINGS AND FURTHER INFORMATION

Strictly by appointment through the Sole Agent:

**SANDY FALCONER**  
BSc (Hons) MSc MRICS

 **STIRLING: 01786 234 000**

 **PERTH: 01738 230 200**

 **EMAIL: [info@falconerproperty.co.uk](mailto:info@falconerproperty.co.uk)**

**[www.falconerproperty.co.uk](http://www.falconerproperty.co.uk)**

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