

UNEXPECTEDLY
BACK ON
THE MARKET

DM HALL
CHARTERED SURVEYORS



FOR SALE - OFFICE/DEVELOPMENT OPPORTUNITY

80 MARY STREET,
LAURIESTON,
FK2 9PS

- Flexible first floor office accommodation.
- Possible residential development opportunity, subject to planning consent.
- Private ground floor entrance.
- Attractive town centre location.
- Offers over £60,000 invited.

LOCATION:

The subjects enjoy an attractive town centre location lying on the northern side of Mary Street, in close proximity to its junction with Boyd Street and Abbottsford Drive.

The premises lie within the heart of Laurieston town centre, positioned within an area of mixed residential and commercial usage. Nearby occupiers include a Co-Operative Food Store, the Tam Bain Public House and Laurieston Post Office.

Laurieston itself lies astride the A803 road route, approximately 2 miles to the east of Falkirk and affords convenient access to the M9 motorway, with junction 5 lying approximately to the east.

The location of the subjects are shown on the appended plan.

DESCRIPTION:

The subjects comprise office premises which are arranged over the first floor of a 2 storey, stone built property which is contained under a pitched and slated roof.

The property has the benefit of a private ground floor entrance door from Mary Street which leads to an internal stair and from there to the main first floor accommodation.

At first floor level the subjects are presently arranged to provide 5 rooms together with a toilet facility.

DEVELOPMENT OPPORTUNITY:

Given the size, nature and location of the subjects the property may offer a residential development opportunity, subject to securing planning permission and all other relevant statutory consents/approvals.

All enquiries in this regard should be directed to Falkirk Council Planning Department.

ACCOMMODATION:

We calculate that the subjects extend to a net internal area of:-

67.53 sq. m (727 sq. ft.)

RATEABLE VALUE:

Having regard to the Scottish Assessors Association website we note that the subjects are entered in the valuation roll at rateable value as follows:-

Room 1 - £625
Room 2 - £1,550
Rooms 3 -4 - £2,700

The Small Business Bonus Relief Scheme was introduced on the 1st April 2008 and will remain in force for 2023/2024. Given the rateable value of the property, eligible businesses will benefit from 100% rates relief..

PRICE

Offers over £60,000 exclusive are sought.

VAT:

All prices quoted are exclusive of VAT which maybe chargeable.

ENERGY PERFORMANCE:

A copy of the Energy Performance Certificates (EPCs) for the subjects is available upon request.

OFFERS/FURTHER INFORMATION:

All offers should be submitted in strict Scottish Legal form to the following offices:

DM Hall LLP
Unit 6a
The Courtyard
Callendar Business Park
Falkirk
FK1 1XR

Tel: 01324 628321

michael.mcintyre@dmhall.co.uk
juliet.robertson@dmhall.co.uk

You are advised to notify your interest to this office in order to enable us to advise you in the event of a closing date being set.

DATE OF ENTRY:

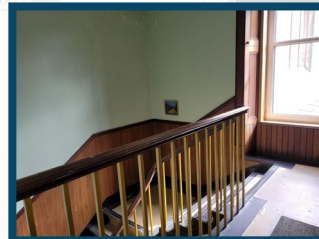
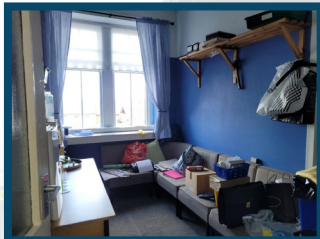
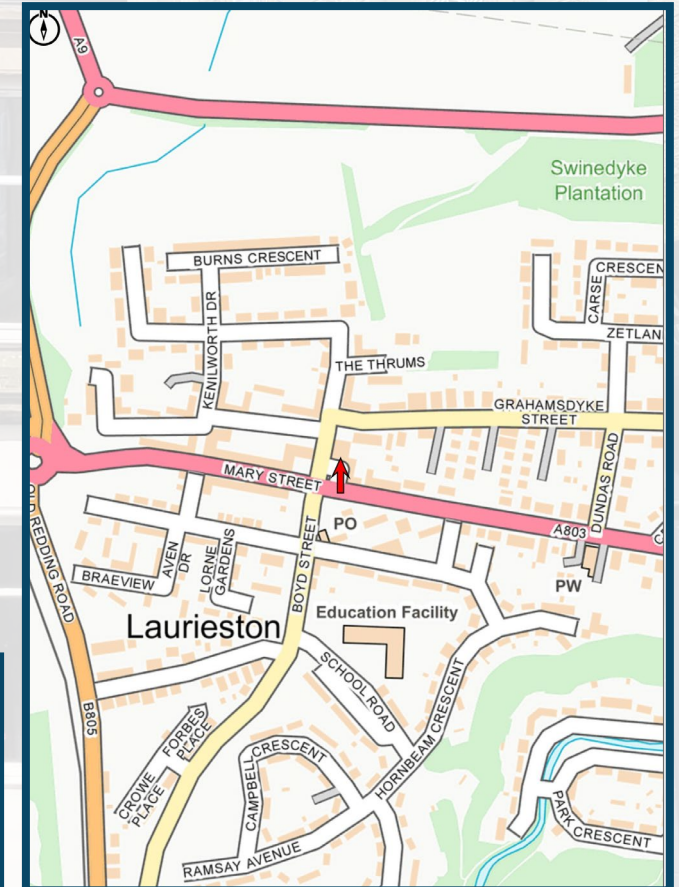
By agreement.

VIEWING:

Strictly by appointment through the sole letting agents.

Ref: ESA3084

Date of publication: June 2023

**IMPORTANT NOTE**

DM Hall for themselves and for the vendors or lessors of this property, whose agents they are, give notice that:

- (i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.
- (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- (iii) No person in the employment of DM Hall has any authority to make or give any representation or warrant whatever in relation to the property.
- (iv) All prices, premiums and rents quoted are exclusive of VAT.
- (v) The information contained in these particulars has been checked and, unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outside our control.
- (vi) These particulars are provided for record purposes only and are not intended to create, nor to be relied upon as creating, any contractual relationship or commitment. Any contract shall only be entered into by way of our clients' solicitors.