



WORKSHOP/STORAGE PREMISES

TO LET

**19M WINCHESTER AVENUE,
DENNY, FK6 6QE**

- Flexible workshop/storage unit
- Immediate entry available
- Current rent £5,500 per annum exclusive
- Gross internal area 753 sq ft

LOCATION:

The subjects are situated on the northern side of Winchester Avenue, within Denny's well established Winchester Avenue Industrial Estate, which is situated on the eastern outskirts of the town.

Winchester Avenue comprises a long-established Industrial Estate which benefits from excellent accessibility to the central Scotland motorway network via junction 1 of the M876 which lies approximately 1 mile to the southeast, via the A883 road route.

The estate provides a variety of workshop/commercial accommodation for a range of occupiers including Nathans Holdings, Ochil Timber Products Ltd and Falkirk Council.

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

DESCRIPTION:

The subjects comprise workshop/storage premises which form part of a block of similar units, the premises being of brick construction, being contained under a pitched roof which is clad in cement fibre sheeting.

Trifold entrance doors are incorporated to the main frontage with the property arranged internally to accommodate a principal workshop/storage area, office and toilet facility.

The subjects provide an internal eaves height of 0.75m.

ACCOMMODATION:

We calculate the subjects extend to the following area:-

Gross Internal Area – 70.00 sq. m (753 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 £4,000.

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.

LEASE TERMS:

The subjects presently held under a 3 year full repairing and insuring lease from the 1st February 2023 at a rental of £5,500 per annum exclusive payable monthly in advance.

Our clients are seeking to assign their leasehold interest.

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.

LEGAL EXPENSE:

Each party will be responsible for the payment of their own legal costs. The incoming tenant will be responsible for the payment of any LBTT, registration dues and VAT incurred.

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:

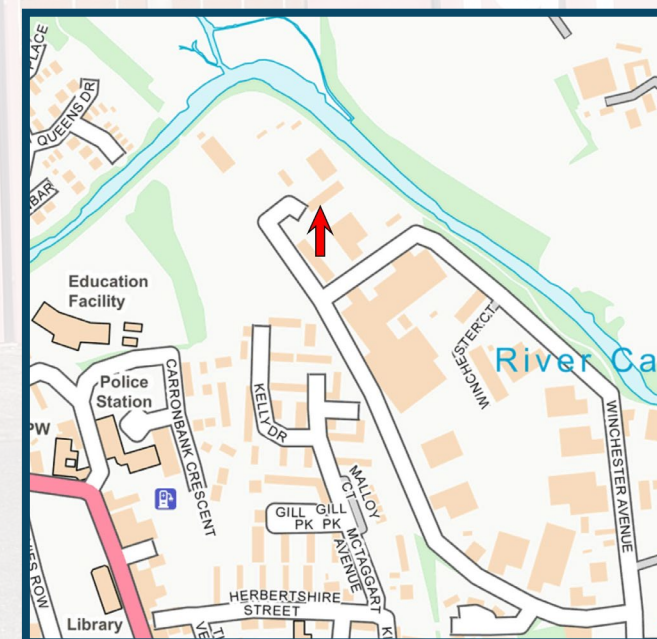
By agreement.

VIEWING:

Strictly by appointment through the sole letting agents.

Ref: ESA3150

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**IMPORTANT NOTE**

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