

FOR SALE - WORKSHOP/OFFICE PREMISES

SCOTIA PLACE
FALKIRK, FK2 7AJ

- Workshop and office premises
- Rear secure yard
- Gross internal area 6,040 sq ft
- Offers over £280,000 invited

PRICE
REDUCTION



LOCATION:

The subjects are situated towards the western end of Scotia Place, lying just off Stewart Road and Kerse Lane (A904), positioned towards the eastern periphery of Falkirk town centre.

The premises lie immediately to the rear of Falkirk's central retail park with Scotia Place largely given over to residential usage.

Falkirk itself comprises an important town within central Scotland, forming the main administrative centre for the surrounding district and as such providing extensive retail, leisure and local government facilities. The towns position ensures that Falkirk benefits from excellent transportation links to the remainder of the country with the M9 & M876 lying to the east and west respectively.

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

DESCRIPTION:

The subjects comprise traditional workshop/office premises which occupy an overall site of some 0.27 acres.

The building itself is detached and predominantly of rendered brick construction, although incorporating sections which are clad in profile metal sheeting. The premises are contained under a multi pitched roof which is clad in profile metal sheeting.

The main pedestrian access is taken from the front elevation with vehicular access afforded to the rear by means of a roller entrance door.

Internally the subjects are presently arranged to provide a series of office and ancillary sections to the front of the building with the workshop areas lying to the rear.

The property has the benefit of a gas fired central heating system and provides a main eaves height of 2.7m while the loading area has an eaves height of 3.3m.

ACCOMMODATION:

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

561.24 sq. m (6,041 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 £18,400.

PRICE

Offers over £280,000 are invited.

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:

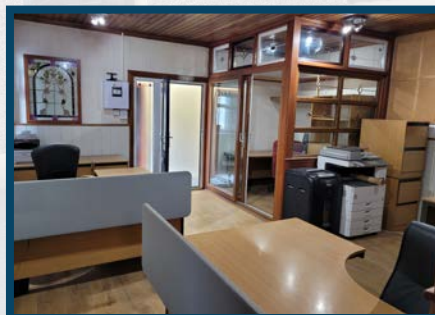
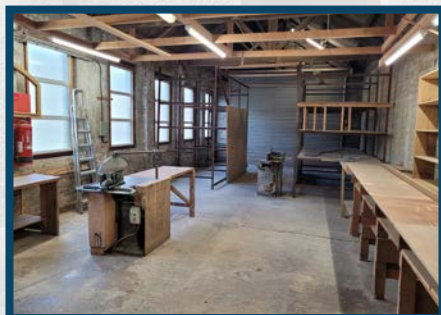
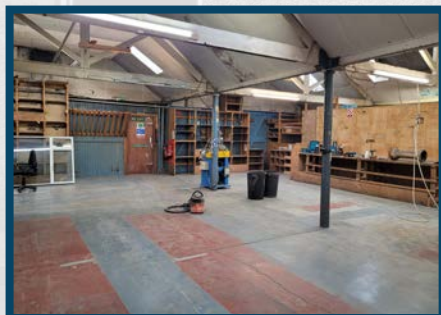
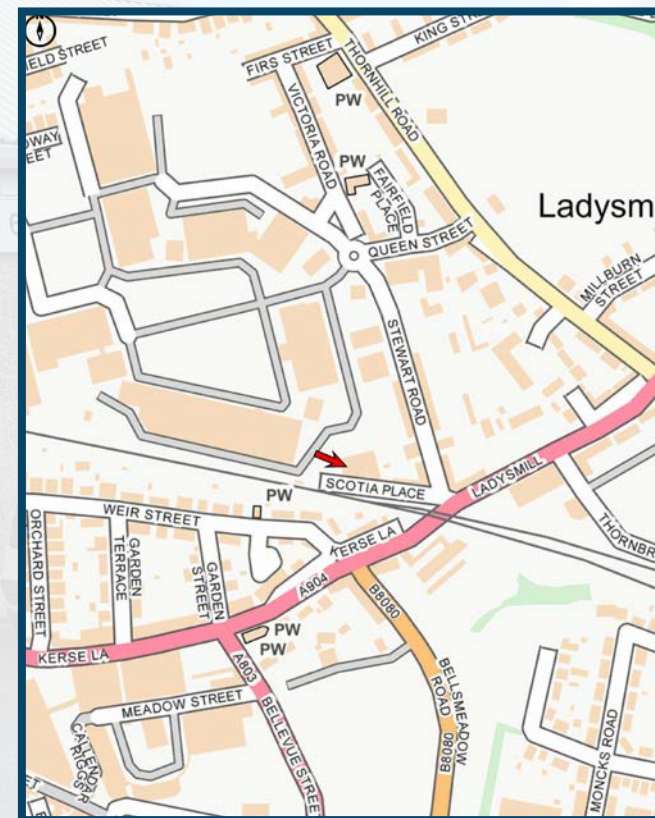
By agreement.

VIEWING:

Strictly by appointment through the sole letting agents.

Ref: ESA3116

Date of publication:
July 2023

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