



**SALON PREMISES
FOR SALE/TO LET**

**4 BURNHEAD LANE,
FALKIRK, FK1 1UG**

- Fully fitted salon premises
- Busy town centre location
- Fixtures and fittings included
- Immediate entry available

LOCATION:

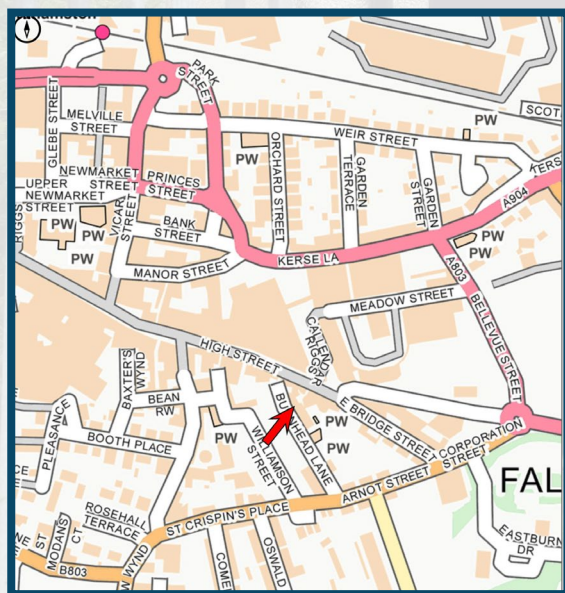
The subjects enjoy a town centre position lying on the eastern side of Burnhead Lane, immediately to the south of Falkirk's pedestrianised high street.

The surrounding area is given over to a variety of commercial and residential usage with nearby occupiers the Falkirk Islamic Centre, Strathcarron Hospice and Fonexpert. While lying on Burnhead Lane the subjects have a direct pedestrian access to Falkirk High Street which lies immediately to the north.

Falkirk itself comprises an important town within Central Scotland lying midway between Edinburgh and Glasgow, forming the main administrative centre for the surrounding district. As such, the town provides extensive retail, leisure and local government facilities having a resident population of 38,000 people.

Falkirk's position with the heart of the Central Belt ensures that the town benefits from excellent communication links with the M9 and M876 lying to the east and west respectively. In addition, the town benefits from two mainline railway stations with Falkirk High lying on the main Edinburgh to Glasgow shuttle route.

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

**DESCRIPTION:**

The subjects comprise a fully fitted salon premises which is contained within a single storey building of rendered brick/block construction contained under a pitched and tiled roof.

Access to the subjects is taken from the main frontage with the property arranged internally to provide a principal salon area together with rear store/staff section and ladies/gents toilets.

The property is finished to a good quality standard through accommodating 10 cutting stations together with 3 back wash sinks.

ACCOMMODATION:

We would summarise the accommodation as undernoted:-

Net Internal Area 53.31 sq. m (574 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 £4800.

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.

TENURE:

The subjects are held on a ground lease from Falkirk Council until 11th November 2086 the ground rent being £50 per annum with no rent reviews incorporated.

PRICE:

Offers over £65,000 are invited for the benefit of our clients leasehold interest.

LEASE TERMS:

The subjects are offered on a normal full repairing and insuring terms for a period to be negotiated incorporating rent reviews at appropriate intervals.

RENT

Offers of £10,800 per annum 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.

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: ESA3168

Date of publication: October 2023

**IMPORTANT NOTE**

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- (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.
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