



GOWAN AVENUE, FALKIRK FK2 7HL

TO LET

• LEASE FROM £42,500 PER

ANNUM

- 6,362 FT²
- ON-SITE PARKING
- LARGE SECURE YARD
- ROLLER SHUTTER ACCESS
- GOOD EAVES HEIGHT



LOCATION

Falkirk is a large town in the Central Lowlands of Scotland, It lies in the Forth Valley, 23.3 miles (37.5 km) north-west of Edinburgh and 20.5 miles (33.0 km) north-east of Glasgow.

Falkirk has a resident population of 34,570 according to the 2008 census. The population of the town has risen over the past decade, making it the 20th most populous settlement in Scotland. Falkirk is the main town and administrative centre of the Falkirk council area, which has an overall population of 156,800 and inholds the nearby towns of Grangemouth, Bo'ness, Denny, Larbert and Stenhousemuir.

The subjects are located on the northern side of Gowan Street between its junctions with Alma Street and Russel Street. The surrounding area is mixed to include commercial and residential use.

DESCRIPTION

The subjects comprise a detached single storey industrial property of steel portal frame construction with concrete block walls to 2 metres and thereafter overlaid in insulated metal cladding. The roof is pitched and overlaid in insulated profiled sheeting with interspersed translucent panelling.

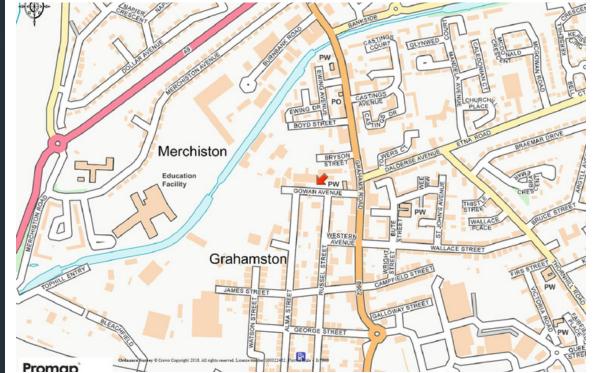
Internally, the property provides a large open plan workshop area with central roller shutter door. Separate male, female and disabled w.c. facilities are incorporated together with various office space and a staff kitchen area.

The property benefits from a large secure yard to the front and side of the property.

PROPOSAL

Lease from £42,500 per annum for a new FRI lease.







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):

591m²/6,362ft²

PLANNING

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

RATING

Rateable value £33,250.

EPC

VAT

A copy of the EPC will be available upon request.

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.





All prices, premiums and rents quoted are exclusive of VAT.





PROPERTY CONSULTANTS

VIEWINGS AND FURTHER INFORMATION

Strictly by appointment through the Sole Agent:

SANDY FALCONER BSc (Hons) MSc MRICS

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