

# FOR SALE



## Development Opportunity

Falkirk, 117B High Street, FK1 1ED

Net Internal Area: 99.22 sq m (1,068 sq ft)

- 1st and 2nd Floor Development Opportunity
- Considered suitable for Residential Conversion [Subject to Planning]
- Central Town Centre location
- Offers over £25,000

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#### LOCATION

Falkirk has a resident population of over 35,000 people and a wider catchment of 56,000. It is an important regional centre within central Scotland forming the main administrative centre for the Falkirk region. It benefits from good transport links and is approximately 24 miles east of Glasgow and 26 miles west of Edinburgh.

The premises occupy a prominent spot on the southern side of the High Street. Nearby occupiers include Baynes the Bakers, Waterstones and Vision Express. The Howgate Shopping Centre is a short distance to the west.

The exact location can be seen on the above plan.

#### DESCRIPTION

The subjects comprise 1st and 2nd floor accommodation, most recently used as an office but would appear to have originally been residential accommodation. The premises are Category B listed and are within the Falkirk town centre Conservation Area. Access is via stairs towards the rear of the property from Baxter's Wynd which is a lane running down the side of the building.

The building is of stone construction with pitched and slated roof. The rear of the building is harled and has doubled glazed windows. To the front there are single glazed sash and case windows.

#### FLOOR AREAS

The subjects provide the following net internal floor areas, measured in accordance with the RICS Code of Measuring Practice (Sixth Edition)

1st Floor	49.05 sq m	(528 sq ft)
2nd Floor	50.17 sq m	(540 sq ft)
Total	99.22 sq m	(1,068 sq ft)

#### PRICE

Offers over £25,000 are invited for our clients heritable interest in the subjects.

#### VAT

The price quoted is exclusive of VAT which may be applicable.

#### RATING ASSESSMENT

The valuation role shows a rateable value of £6,500 with effect from 1st April 2017

The Uniform Business Rate for the year 2020/2021 is 49.8p in the £. Water and waste water rates are also payable.

Any ingoing occupier may qualify for 100% rates relief through the Small Business Bonus Scheme.

#### ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of TBC.

Full documentation is available upon request.

#### ENTRY

On conclusion of all legalities..

#### CLOSING DATE

Whilst a closing date may not necessarily be set all interested parties are advised to note their interest in writing to the sole selling agent.

#### LEGAL COSTS

Each party to bear their own costs in relation to the transaction. The ingoing occupier will be responsible for payment of LBTT and registration dues if applicable.

#### OFFERS / VIEWING

All offers should be submitted in writing to the sole agents who will also make arrangements to view.

## Contact

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