



PROMINENT RETAIL UNIT

- > NIA 20.26 SQM / 218 SQ. FT
- > POTENTIAL FOR 100% RATES RELIEF
- > PROMINENT TOWN CENTRE RETAIL UNIT
- > EXCELLENT TRANSPORT LINKS
- > RENT: £5,000 PER ANNUM

TO LET

10 WOOR STREET, FALKIRK, FK1 1NJ

CONTACT: Alasdair McConnell MA (Hons) MRICS
Aleksander Alfer

a.mcconnell@shepherd.co.uk
a.alfer@shepherd.co.uk

01786 450 438 – 07393 803 404
01786 450 438



LOCATION

Wooser Street is located on an attractive retailing pitch within the town of Falkirk. The town is located approximately 11 miles south of Stirling's City Centre and 24 miles north-west of Edinburgh.

Falkirk benefits from excellent road connectivity with access to Junction 7 of the M80 and Junction 6 of the M9 both located within a 5-mile radius, both of which connect with major road networks throughout Scotland.

The subjects position allows it to benefit from excellent public transport connections, with Falkirk Grahamston railway station and regular bus services available in the nearby vicinity.

The property is situated in the town centre of Falkirk, on the pedestrianised section of Wooser Street. Surrounding occupiers comprise a mixture of local and national operators such as Timpson's, Specsavers, Café Nero, and Vodafone.

DESCRIPTION

The subjects comprise a ground floor retail unit of traditional stone construction, surmounted by a pitched and slated roof. The subjects shop front consists of single glazed, timber-framed windows.

The main sales area provides a predominantly open plan sales area situated towards the front of the property. Staff kitchen and W/C facilities are situated towards the rear of the unit. The configuration of the space would allow itself to be utilised for a variety of uses.

RENTAL

Our client is seeking offers of **£5,000 per annum**.

EPC

A copy of the EPC certificate can be made available upon request.

RATING

The subjects are currently entered in the current valuation roll at £4,250. Please refer to the Scottish Assessors portal for further information www.saa.gov.uk.

The rate poundage for 2023/2024 is 49.8p to the pound.

VAT

Unless otherwise stated, all prices, premiums and rentals are quoted exclusive of VAT.

PLANNING

We understand that the property has Class 1A (Shops, financial, professional and other services) planning consent for its existing use. It will be incumbent upon any tenant to satisfy themselves in this respect.

LEGAL COSTS

Each party to bear their own legal costs in the documentation of this transaction; however, the ingoing tenant will be responsible for any LBTT, Registration dues and any vat incurred thereon.

ANTI MONEY LAUNDERING REGULATIONS

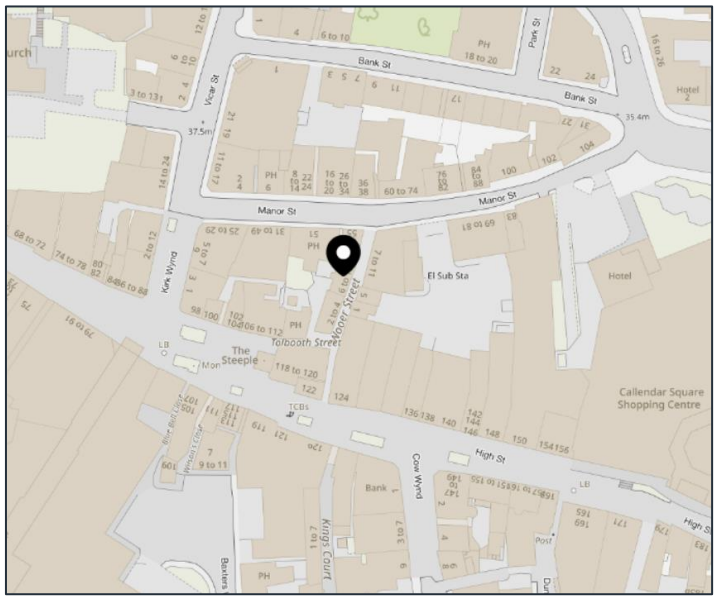
The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017 This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

10 WOOSER STREET, FALKIRK, FK1 1NJ

ACCOMMODATION

From measurements taken on-site and in accordance with the RICS code of measuring practice (6th edition), we calculate the Net Internal Area of the subjects to extend as follows:

ACCOMMODATION	Sq. M	Sq. Ft
Ground floor	20.26	218
TOTAL	20.26	218



For further information or viewing arrangements please contact the sole agents:

Shepherd Chartered Surveyors 11 Gladstone Place, Stirling FK8 2NN

Alasdair McConnell MA (Hons) MRICS a.mcconnell@shepherd.co.uk

01786 450 438 – 07393 803 404

Aleksander Alfer a.alfer@shepherd.co.uk

01786 450 438

www.shepherd.co.uk



J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. **REVISED: FEBRUARY 2024**