

## OFFICE PREMISES

- > LOCATED IN THE HEART OF FALKIRK TOWN CENTRE
- > OPEN PLAN OFFICE ACCOMMODATION
- > DDA COMPLIANT
- > SUITABLE FOR SUB-DIVISION
- > OFFICES EXTENDS TO 186.29 SQM / 2,004 SQFT
- > RENTAL: £18,000 PER ANNUM
- > SALE PRICE: OIEO £165,000



**TO LET/FOR SALE**

**100 MANOR STREET, FALKIRK, FK1 1NU**

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## LOCATION

Falkirk is a town situated within Scotland's Central Belt approximately 24 miles to the northeast of Glasgow and 26 miles west of Edinburgh. The town is ideally located in terms of road transport links with the M80/M9 Motorways in close proximity. The town is the administrative centre for Falkirk District and has a current population now estimated to be just short of 40,000 persons and a wider catchment population of circa 160,500 people within the Falkirk council area.

The subjects are located on the northern side of Manor Street, near the junction with Kerse Lane. Manor Street forms a good secondary retail pitch running parallel with the High Street. Surrounding occupiers are mixed in nature to include both residential and commercial premises.

## DESCRIPTION

The subjects comprise modern office accommodation, arranged over the ground and first floor of a mid-terraced town centre building.

Externally, the subjects have a large glazed frontage that is ideal for business branding, as well as a disabled access ramp leading to the front entrance. Access to the property is via pedestrian disabled access doors, which leads into the ground floor open plan office space.

The subjects offer predominantly open plan accommodation on both floors, with each offering private offices, perimeter trunking, air conditioning, a lift, W/Cs and storage facilities. The ground floor also has disabled access bathroom facilities, and the first floor also has W/C facilities and a kitchen prep area.



## RENTAL

Our client is seeking rental offers in the region of £18,000 (excl. VAT) per annum

## PRICE

Our client is seeking offers in excess of £165,000 (excl. VAT) for the heritable interest of the property.

## RATING

The subjects are currently entered in the current valuation roll at £21,000.

Please refer to the Scottish Assessors portal for further information [www.saa.gov.uk](http://www.saa.gov.uk).

The rate poundage for 2024/2025 is 49.8p to the pound.

## PLANNING

We understand that the premises currently benefit from planning consent for its existing use, it will be incumbent on all parties to satisfy themselves in this respect. The premises would be suitable for alternative uses, subject to obtaining the appropriate planning consent.

## EPC

A copy of the Energy Performance Certificate can be provided to interested parties.

## LEGAL COSTS

Please note that each party will be responsible for their own legal costs relative to any letting or transaction.

## VAT

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

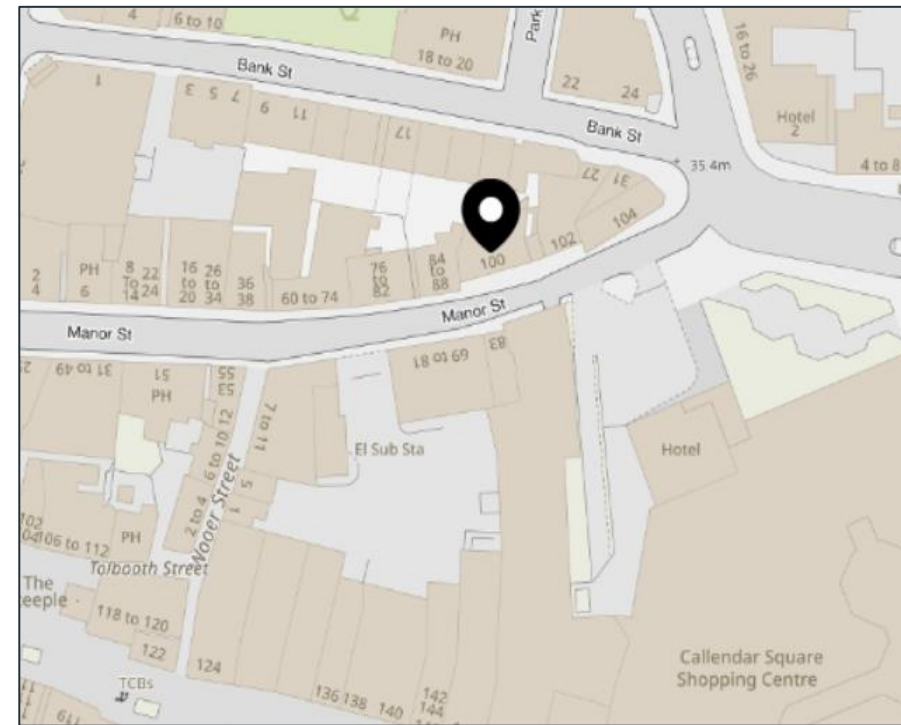
## ANTI MONEY LAUNDERING REGULATIONS

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.

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The below floor areas have been calculated on a Net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6<sup>th</sup> Edition).

ACCOMMODATION	SQM	SQFT
Ground Floor	95.96	1,033
First Floor	90.33	972
<b>TOTAL</b>	<b>186.29</b>	<b>2,004</b>



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

**Shepherd Chartered Surveyors 11 Gladstone Place, Stirling FK8 2NN**

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