

## ONLINE AUCTION

- > AUCTION DATE: 4<sup>TH</sup> DECEMBER 2024 AT 2.30 PM
- > MODERN AND ATTRACTIVE FIT-OUT
- > ALL FIXTURES AND FITTINGS ARE INCLUDED
- > PROXIMITY TO FALKIRK TOWN CENTRE
- > POTENTIAL FOR 100% RATES RELIEF
- > GUIDE PRICE £55,000

# LONG LEASEHOLD FOR SALE

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

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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 the Falkirk District and has a current population of approx. 40,000 and a wider catchment population of circa 160,500 people within the Falkirk council area .

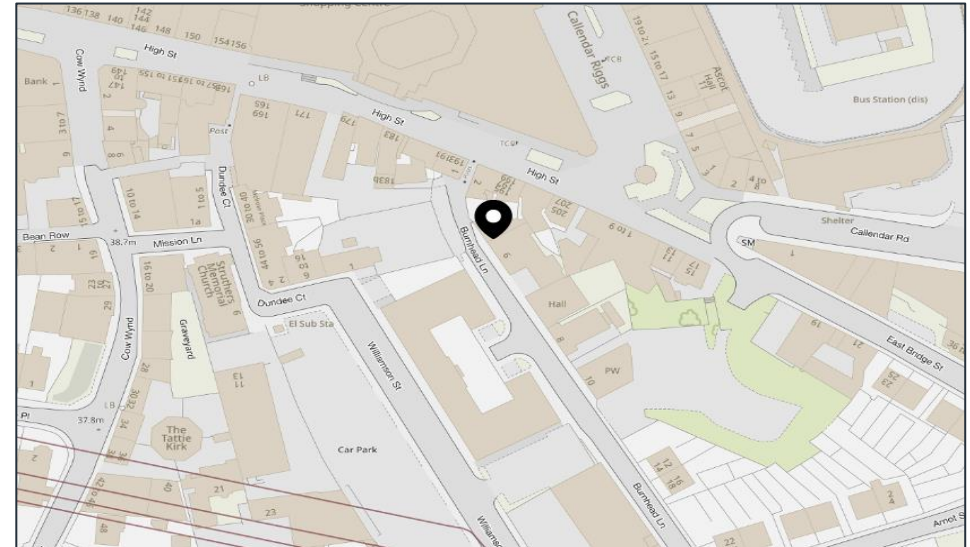
The property is situated on the east side of Burnhead Lane, adjacent to Falkirk High Street. It benefits from easy pedestrian access to Falkirk High Street and nearby East Bridge Street. Vehicle access is via Arnot street, which leads to Callander Road and the A9 trunk Road. The A9 Trunk Road gives access to the M9 motorway, which connects with Edinburgh to the east and Glasgow to the west).

Surrounding uses are generally commercial, retail and residential. The property benefits from being in close proximity to the town centre, Callander Square Shopping Centre and Callander Square Car Park. Falkirk Bus Station is within a 6-minute walk to the northeast and Falkirk Grahamston Train Station is 7-minute walk to the north.

## DESCRIPTION

The property comprises a single-storey semi-detached shop that offers good quality modern accommodation over the ground floor. The property benefits from a good frontage onto Burnhead Lane from three large arch-shaped display windows. A wall-mounted hanging sign above the door provides signage.

Internally, the shop is well presented and fitted for its current use as a hairdresser. The shop provides a front-of-sales reception, a main open-plan sales area, staff kitchen, and male/female WC facilities. The floors have a tile effect finish, while the walls and ceiling have a mixture of plastered and painted finishes. All fixtures and fitting are included within the sale of the property.



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[www.shepherd.co.uk/commercial-auctions](http://www.shepherd.co.uk/commercial-auctions)

**GUIDE PRICE**

The subjects are being offered on a long leasehold basis at a guide price of £55,000 inclusive of all fixtures and fittings.

**GROUND LEASE**

Falkirk Council owns the heritable interest in the property. At the time of the auction, there is 61 years and 5 months remaining on the lease. The passing rent is £50 per annum, and there are no rent reviews.

The ground lease has a term of 124 years. The term runs from 10<sup>th</sup> November 1961 and has recently been extended to 10<sup>th</sup> November 2085. The current tenant is permitted to dispose of their interest in the property on the open market, and there is no requirement to sell the interest to Falkirk Council. The landlord must consent to the assignation of the ground lease, and as such, the transaction may be subject to a longer legal process. More details can be made available to seriously interested parties.

**RATEABLE VALUE**

The subjects are currently entered in the current valuation roll at £4,800. 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.

**VAT**

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



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**AUCTION DATE**

The auction will be held on the 4<sup>th</sup> December 2024 at 2.30pm and interested parties should register at:

[www.shepherd.co.uk/commercial-auctions](http://www.shepherd.co.uk/commercial-auctions)

Buyers will be required to pre-register prior to approval of their bid.

**DEPOSIT**

At the end of the auction, if the reserve price has been met, a 10% deposit (subject to a minimum deposit of £5,000) will be payable.

**RESERVE PRICE**

The reserve price is the minimum price for which the property can be sold and is confidential between the auctioneer and the vendor and cannot be disclosed.

If the reserve price isn't met, the property will remain unsold. You can contact our team and at this point you'll be able to make an offer which will be referred to the sellers for their consideration

**GUIDE PRICE**

Properties advertised with a guide price is within 10% above or below the reserve price when a single figure is stated.

If the guide price is a bracket figure, the reserve price cannot exceed the top end of the bracket price.

**BUYER FEES**

The buyer's fee is 2% plus VAT subject to a minimum of £2,000 plus VAT.

**LEGAL PACK**

The legal pack is available to view online

**VAT**

See legal pack.

**ENERGY PERFORMANCE CERTIFICATE**

Available upon request.

**CONTACT DETAILS**

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**For further information or viewing arrangements please contact the sole agents: 11 Gladstone Place, Stirling FK8 2NN**

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