

DM HALL

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TO LET

RETAIL

1/3 York Arcade, Grangemouth, FK3 8BA

- Town Centre Retail Unit
- Flexible Lease Terms Available
- Rent Free/Incentives Packages Available
- Contribution to Trade Signage Provided
- Rental - £270 Per Week

Commercial Department

31 Wellside Place, Falkirk, FK1 5RL **01324 628 321**

LOCATION

The subjects are situated on the northern side of the York Arcade which forms part of Grangemouth's pedestrianised commercial centre which has a good selection of independent retailers and broad representation of national retailers including William Hill, Boots, Iceland, Superdrug, Farmfoods, and TSB.

The property occupies an excellent location in close proximity to Superdrug, The Post Office, Iceland, Timpsons and Falkirk Council One Stop Shop.

Grangemouth itself comprises an established town within Central Scotland lying on the southern banks of the River Forth, approximately 3 miles to the west of Falkirk and some 20 miles east of Edinburgh. The town is home to one of the country's main petrochemical complexes as well as substantial port facilities which provides significant employment for the surrounding area.

The location of the subjects is shown on the appended plan.



DESCRIPTION

The subjects comprise a ground floor retail unit contained within a two storey building which is of rendered brick and block construction contained under a flat roof.

The retail frontage to York Arcade comprises a timber/glazed entrance door together with a series of timber framed display windows fronting to both York Arcade and York Square. This provides the subjects with an excellent return frontage.

Internally the subjects are arranged to provide a main retail area, storage and toilet facility.

TRADE SIGNAGE

The landlord will contribute 50% of the tenant's trade signage costs up to a maximum of £350 plus VAT.

Further details/conditions will be provided upon request.

ACCOMMODATION

We calculate that the subjects provide the following Net Internal Area:-

Net Internal Area - 904 sq.ft

RATEABLE VALUE

We note from the Scottish Assessor's website that the subjects are entered in the current Valuation Roll at a Rateable Value of £15,700.

LEASE TERMS

The subjects are offered on normal full repairing and insuring terms for a period to be negotiated incorporating rent reviews at appropriate intervals.

RENTAL

Offers of £14,000 per annum exclusive are sought.

OFFERS

All offers should be submitted in strict Scottish legal form to this office:-

DM Hall LLP
Chartered Surveyors
31 Wellside Place
Falkirk
FK1 5RL

Tel: 01324 628321
Fax: 01324 612147

michael.mcintyre@dmhall.co.uk
leigh.nisbet@dmhall.co.uk

You are advised to notify your interest to this office in order to enable us to advise you in the event of a closing date being set.

VAT

All figures quoted are exclusive of any VAT which may be chargeable.

VIEWING

Strictly by appointment through the Sole Letting Agents.

EPC

A copy of the EPC can be made available however the rating is F+.

IMPORTANT NOTE

DM Hall for themselves and for the vendors or lessors of this property, whose agents they are, give notice that:

- (i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.
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