SHEPHERD COMMERCIAL

TO LET

Office

23 Wellside Place, Falkirk, FK1 5AT

- **Town centre location**
- **Qualifies for 100% rates relief**
- **Net Internal Area 78.58 sq m (845 sq ft)**
- **3 parking spaces**
- **Excellent condition**

VIEWING & FURTHER INFORMATION:

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www.shepherd.co.uk

TO LET

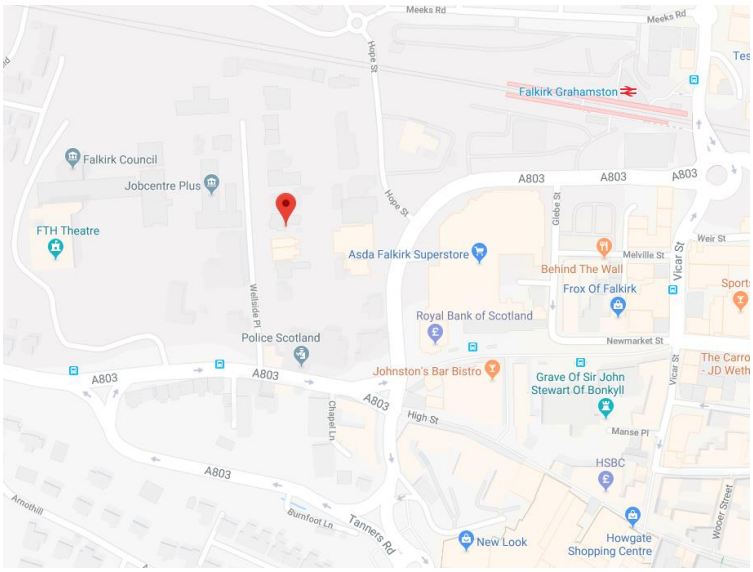
Office

23 Wellside Place, Falkirk, FK1 5AT

LOCATION
Falkirk is a town in Central Scotland with a population of 32,000. Falkirk itself is the largest town within Central Scotland lying midway between Edinburgh and Glasgow and affording easy access to both the M9 and M876 which bound the town to the east and west respectively. The town forms the main administrative centre for the surrounding Falkirk district and as such provides a traditional range of retail, leisure and local government facilities.

The subjects are located on the East side of Wellside Place which connects with the A803 Camelon Road to the south, the principal road into the town centre from the West. Falkirk Grahamston railway is 10 minutes' walk to the North East.

Surrounding uses are a mix of commercial and residential accommodation. Nearby occupiers include Asda; Police Scotland; RBS; and Falkirk Council.



DESCRIPTION
The subjects comprise the ground floor of a semi-detached townhouse which is of stone construction. The extension at the back is of concrete block construction and painted; both surmounted with pitched and slated roof. Internally the accommodation is provided over suspended timber floors that are carpeted and heated with gas central heating. There is garden space to rear.

AREAS
The property provides the following accommodation and approximate floor areas:

Floor	Accommodation	Area (sq m)	Area (sq ft)
Ground	Offices	78.57	845
Total		**78.57**	**845**

RATING
In accordance with the Scottish Assessors Association website www. ssa.gov.uk, the subjects are currently entered in the Valuation Roll with a Rateable Value of £9,300 per annum.

ENERGY PERFORMANCE CERTIFICATE
Released on application.

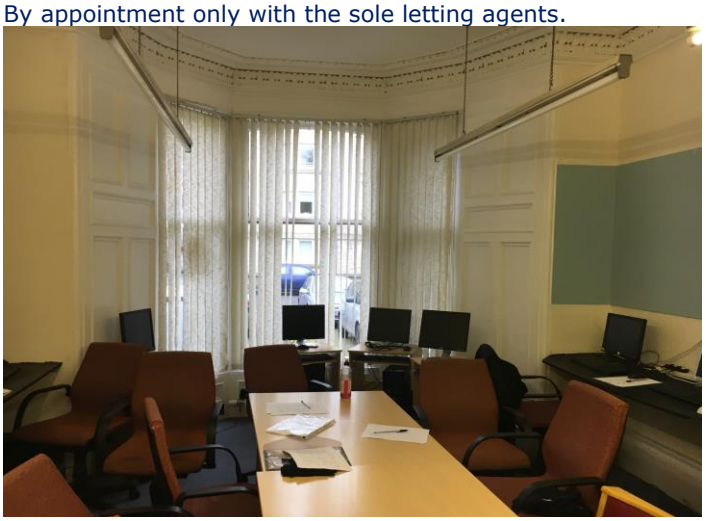
PRICE
Our client is seeking rental offers over £9,000 p.a. exclusive.

VAT
All prices, premiums and rents quoted are exclusive of VAT.

LEGAL COSTS
Each party to bear their own legal costs in the connection with this transaction.

MONEY LAUNDERING
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 and 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.

VIEWINGS
By appointment only with the sole letting agents.



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

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Published: 23/11/2018

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