



**FALCONER**  
PROPERTY CONSULTANTS

# TO LET

20 Stirling Street, Denny,  
FK6 6DU

## RETAIL UNIT

- LEASE FROM £8,000 PER ANNUM
- GROUND FLOOR 855 FT<sup>2</sup>
- BASEMENT/ATTIC 586 FT<sup>2</sup>
- HIGH LEVELS OF PASSING TRADE
- 100% RATES RELIEF (SUBJECT TO QUALIFICATION)
- PRIME RETAIL PITCH
- LOCATED ON THE MAIN ARTERIAL ROAD THROUGH DENNY

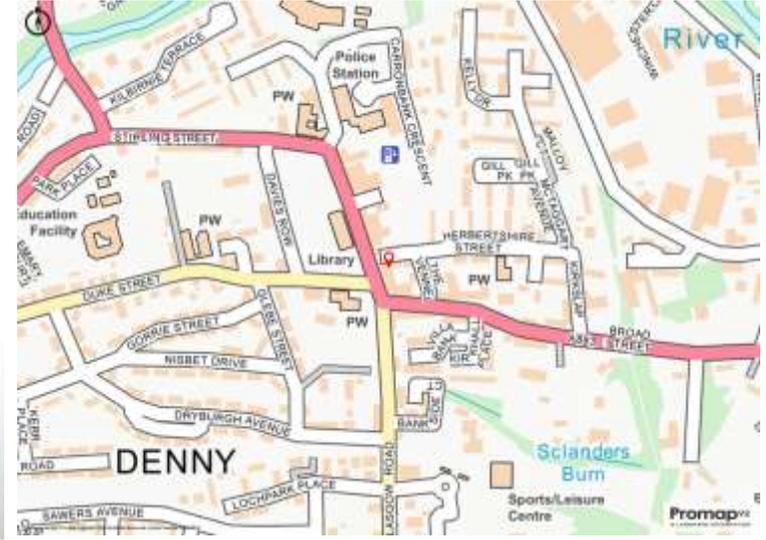


## LOCATION

Denny is a town in the Falkirk council area of Scotland, formerly in the county of Stirlingshire. It is situated 7 miles west of Falkirk, and 6 miles north-east of Cumbernauld, adjacent to both the M80 and M876 motorways. At the 2011 census, Denny had a resident population of 7,933.

The town benefits from a wide range of services and amenities, whilst further services are available in nearby Stirling and Falkirk.

From a local context the property is situated on the eastern side of Stirling Street which forms the main arterial road through Denny.



## DESCRIPTION

The subjects comprise a ground floor retail unit contained within a two storey building of brick construction surmounted by a pitched and slated roof.

Internally, the subjects provide open plan front retail area, rear shop area and store room with w.c.

The property also benefits from having storage areas in both the basement and attic

## PROPOSAL

Lease from £8,000 per annum.

## RATING

Rateable value £10,800.

## FLOOR AREAS

From sizes taken during our inspection we calculate the subject property, measured in accordance with the RICS Code of Measurement Practice (second edition, January 2018) to extend to the following approximate net internal area (NIA):

Ground floor: 79.47m<sup>2</sup>/855ft<sup>2</sup>

Basement: 44.53m<sup>2</sup>/479ft<sup>2</sup>

Attic: 9.88m<sup>2</sup>/106ft<sup>2</sup>

Total: 133.88m<sup>2</sup>/1,441ft<sup>2</sup>

## PLANNING

All queries in relation to redevelopment/reconfiguration of the subjects should be addressed to Falkirk Council Planning Department.

## EPC

A copy of the EPC will be available upon request.

## CLOSING DATE

A closing date may be set and all interested parties should make a note of interest at the offices of the Sole Agent. We reserve the right to let the property without setting a closing date and we are not obliged to accept the highest or indeed any offer for the lease of the property.

## VAT

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



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## VIEWING AND FURTHER INFORMATION

Strictly by appointment through the Sole Letting Agent:

Sandy Falconer BSc (Hons) MSc MRICS

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