

# TO LET

## Retail Unit To Let

Flexible Layout

Suitable For A Variety Of Uses  
(Subject To Planning)

High Levels Of Passing Traffic

Prominent Town Centre Location

Large Basement Space

NIA:- 282.93 SqM / 3,045 SqFt

**Rent: £12,000 Per Annum**



[FIND ON GOOGLE MAPS](#)



Basement Layout



**31 MANOR STREET, FALKIRK, FK1 1NH**

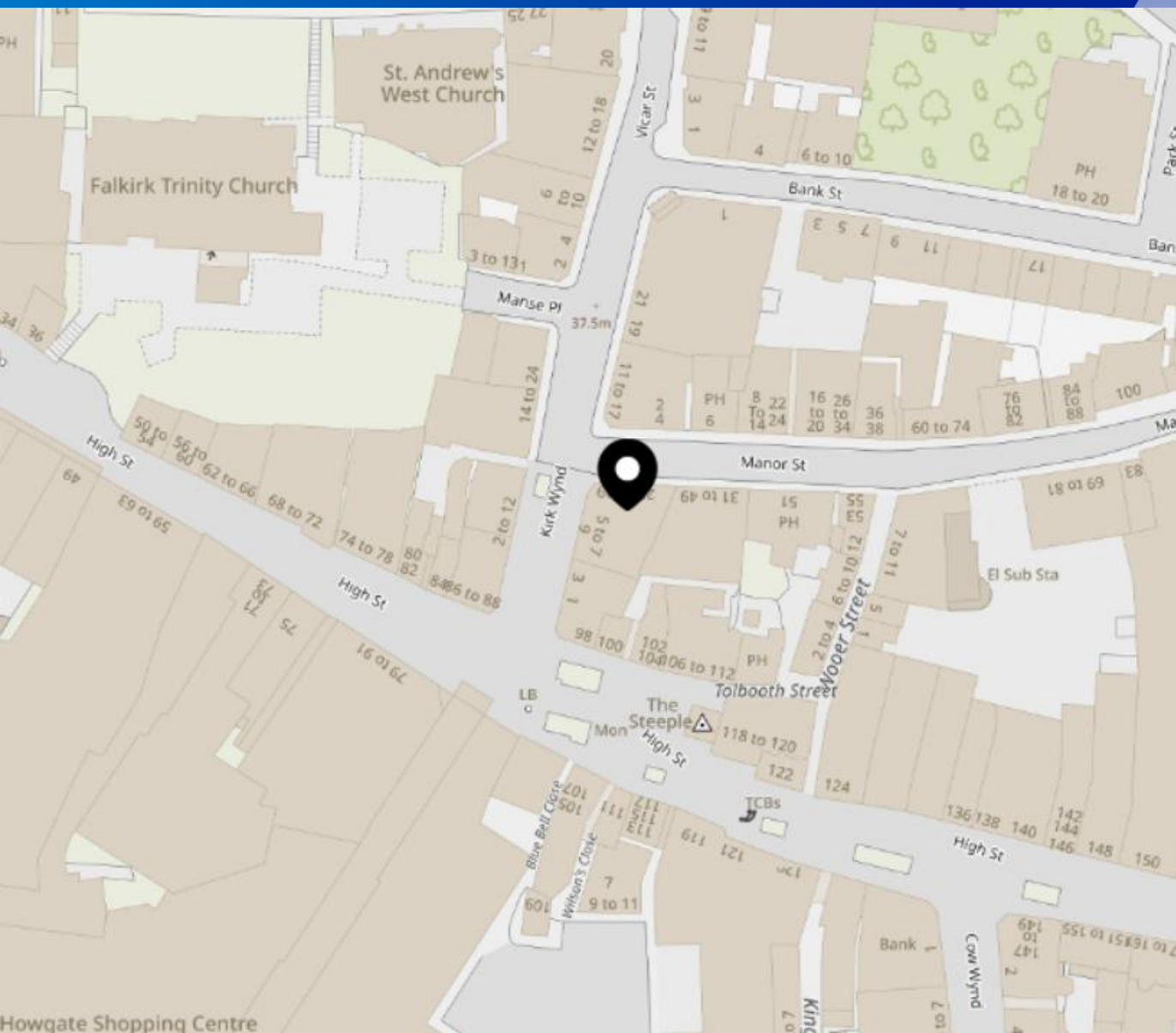
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# Location

31 MANOR STREET, FALKIRK, FK1 1NH



## 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.

For connectivity, regular bus routes are also available from the town centre of Falkirk, as well as Falkirk Grahamston train station and Falkirk High train station.

The property, situated on Manor Street, benefits from a range of retail and commercial occupiers of both, national and local covenants. Nearby occupiers include Costa Coffee, O2, and Timpson's.

Retail Unit To Let



FIND ON GOOGLE MAPS





# Description

31 MANOR STREET, FALKIRK, FK1 1NH



## DESCRIPTION

The subjects comprise of a ground floor and basement retail unit, contained within a three-storey traditional tenement building.

The subjects are accessed via a glazed pedestrian entrance from Manor Street and benefit from close proximity to Vicar Street and Falkirk High Street.

Internally, the ground floor comprises of a predominantly open plan sales area with access to the basement level situated towards the rear. The basement comprises staff W/C facilities, office space and a large section which is used for storage.



## ACCOMMODATION

| ACCOMMODATION | SqM    | SqFt  |
|---------------|--------|-------|
| Ground Floor  | 48.01  | 517   |
| Basement      | 234.92 | 2,529 |
| TOTAL         | 282.93 | 3,045 |

The above 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).

## RENT

Our client is seeking rental offers from £12,000 per annum.

## RATEABLE VALUE

The subjects are currently entered in the current valuation roll at £12,800. Please refer to the Scottish Assessors portal for further information [www.saa.gov.uk](http://www.saa.gov.uk).

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

## PLANNING

We understand that the property has planning consent for its existing use. The property may suit alternative uses subject to obtaining all necessary planning consents.

## VAT

All figures quoted are exclusive of VAT at the prevailing rate.

## ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate is available upon request.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction. The ingoing purchaser/tenant will be responsible for any Land and Building Transaction Tax (LBTT) and Registration Dues, if applicable.

## 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 transaction to proceed.



## Get in Touch

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

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FK8 2NN



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