



TO LET

2-4 Woer Street | Falkirk | FK1 1NJ

Commercial Unit
Newly Refurbished
Fully fitted kitchen

Griffin
Webster
PROPERTY CONSULTANTS

2-4 Wooser Street | Falkirk | FK1 1NJ

Location

The premises are located in a busy secondary shopping position on Wooser Street close to its junction with High Street in the centre of Falkirk. Other occupiers in the immediate area include The Lane PH; No.10 Décor; Zen; the Tollbooth Tavern and other licensed / leisure operations. Close to the subjects on High Street major retailers include; Lloyds Bank; Boots and many major retailers and banks.

Falkirk itself is a major population centre with a strong diverse economy, and has excellent transport links to Glasgow and Edinburgh and the rest of Scotland.

Description

The premises comprise the whole of a two storey and attic building of traditional stone construction with a pitched slated roof.

Externally the property has a painted rendered finish with double timber doors to both public elevations, and large timber framed display windows to the ground floor.

Internally the premises have been fitted out to a high standard as an café / bar, with public seating area, dispense / server, and male / female toilets at ground level; further seating, food preparation, staff and additional toilets at first floor; and office / stores at attic level.

Accommodation

From measurements taken on site the net internal areas are calculated as follows:

Ground - 77.29SQM (832 SQFT)

First - 57.46SQM (618 SQFT)

Attic - 15.24SQM (164 SQFT)

Rating

The property is currently assessed as follows :

Ground, etc. - NAV £14,299.00

First, etc. - NAV £1,329.00

Attic - NAV £141.00

Lease Terms

The property is offered to let on a new long-term FRI lease at a rental in excess of £15,000.00 per annum exclusive.

Anti Money Laundering Regulations

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 are now in force. Consequently, Griffin Webster Property Consultants are required to carry out due diligence not only on our clients but also on any purchaser or occupiers. Following acceptance of an offer, as a minimum a prospective purchaser / occupier will be required to provide proof of identity, residence and proof of funds before the transaction can complete.



Strictly by prior arrangement
with the letting agents.

Call Greg Dykes

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email:

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