



FALCONER
PROPERTY CONSULTANTS

TO LET

7 Glasgow Road, Denny
FK6 6BB

RETAIL UNIT/RESTAURANT

- LEASE FROM £19,500 PER ANNUM
- INCENTIVES AVAILABLE
- 3,616 SQ FT ACCOMMODATION
- PRIME TOWN CENTRE PITCH
- PROMINENT FRONTAGE
- PRIVATE CAR PARK
- 100% RATES EXEMPTION (SUBJECT TO QUALIFICATION)
- CLASS 3 AND ALTERNATIVE USE CONSIDERED
- SUB DIVISION OPTIONS AVAILABLE

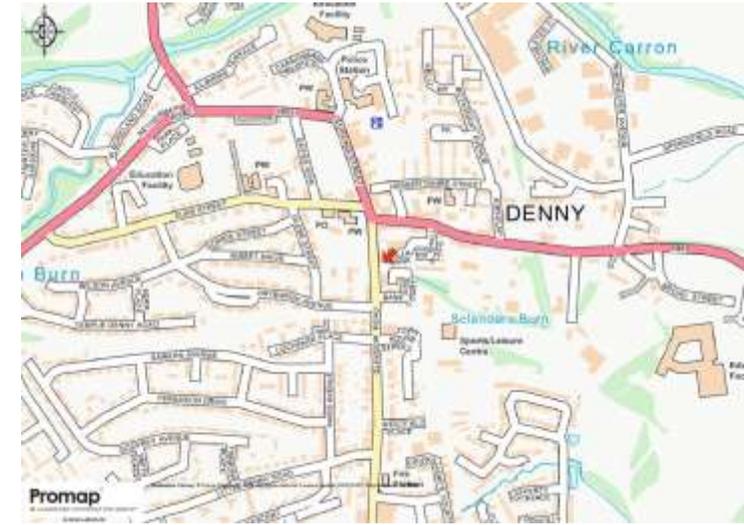


LOCATION

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 Glasgow Road near its junction with Stirling Street. Glasgow Road forms the main arterial road through Denny and benefits from high levels of passing trade. The subjects benefit from a private car park.



DESCRIPTION

The subjects comprise a detached retail unit formed over ground and basement level. The property is of brick construction with a roughcast finish whilst being surmounted by a pitched and tiled roof. There is a large aluminium and glazed frontage extending over the main front elevation.

Internally, the subjects provide a large retail space which in the main is open plan with some removable stud partition walls and separate w.c. facilities. The basement provides further accommodation with good ceiling height.

We believe that the property is well suited for a Class 3 use (subject to planning) but is also well suited for other retail and office purposes. There is scope to sub divide the property into smaller floor plates if there is demand from specific occupiers.

PLANNING

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

FLOOR AREAS

From sizes provided by our client, we understand that the subject property, measured in accordance with the RICS Property Measurement Professional Statement (First Edition, May 2015) incorporating the International Property Measurement Standards and the RICS Code of Measuring Practice to extend to the following approximate gross internal area (GIA):

Ground Floor :	168m ² /1,808ft ²
Basement Floor:	168m ² /1,808ft ²

PROPOSAL

Rent from £19,500 per annum. Our client will obtain required planning permission subject to occupants specific use. A range of incentives are available to prospective tenants which will vary subject to lease duration and covenant strength.

EPC

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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.

RATING

RV: £9,500

Qualifying businesses will benefit from 100% small business rates relief. Please contact local rating office for further information.



VIEWING AND FURTHER INFORMATION

Strictly by appointment through the Sole Letting Agent:

Sandy Falconer BSc (Hons) MSc MRICS

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