

TO LET  
RETAIL

 **GRAHAM  
SIBBALD**



9 Maggie Woods Loan,  
Falkirk, FK1 5HR

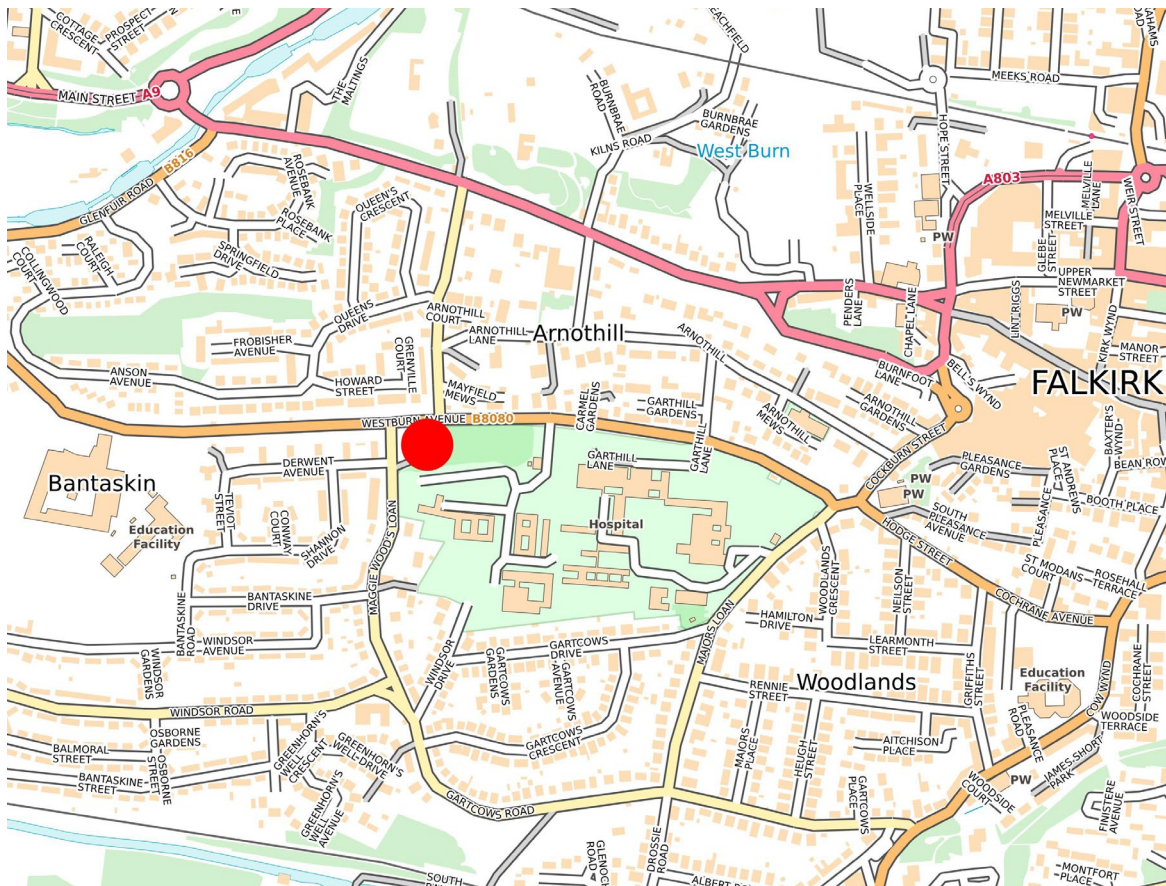
- Well-presented retail premises
- Frontage onto busy thoroughfare
- Extends to 42.25 Sq. M. [455 Sq. Ft.]
- 1 mile from Falkirk town centre

## LOCATION

Falkirk is regarded as an important business centre within Central Scotland, lying midway between Edinburgh and Glasgow. The town benefits from excellent communication links, with the M9 and M876 motorways both within a five minute drive.

The subjects are situated within a small parade of retail units on Maggie Woods Loan, at its junction with Westburn Avenue, in a predominantly residential area about 1 mile from Falkirk town centre. Falkirk Community Hospital and Falkirk High School are located within a short walking distance of the subjects.

The Ordnance Survey extract, which is for identification purposes only, shows the location of the subjects.



## DESCRIPTION

The subjects comprise a single fronted unit on the ground floor of a two storey building of brick construction, with a flat roof assumed to be covered in felt or similar material.

Internally the subjects are fitted/ finished for their current use as a hair salon, however, are suitable for alternative uses, subject to consents.

According to our calculations, the premises extend to the following approximate net internal areas:

Ground Floor: 42.25 Sq. M. (455 Sq. Ft.)

## TERMS

A new Full Repairing and Insuring lease, with flexible terms is being offered at an annual rental of £12,000 per annum.

## RATEABLE VALUE

According to the Scottish Assessors Association, the subjects have a rateable value of £7,100.

Subject to meeting relevant criteria, the incoming tenant will be eligible to claim 100% rates relief, through the Small Business Bonus Scheme.

## VAT

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

## EPC

An EPC has been undertaken and is available on request.



To arrange a viewing please contact:



**ANDREW PEEL**

**Surveyor**

andrew.peel@g-s.co.uk

07803 896 976



**CONAL PHILLIBEN**

**Commercial Property Agent**

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07771 528 190

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#### IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. Date Published: June 2026

#### ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.