



10 Weir Street, Falkirk, FK1 1RA

Commercial property, former childrens' nursery, with the following accommodation;
Ground Floor Access ramp to 3 reception or bedrooms. Two smaller rooms.
Attics Floor Self contained flat with reception, 3 bedrooms, kitchen and bathroom.
Basement Boiler room and storage.

Car parking to former front garden and extensive garden to the rear. Located in a central residential area of Falkirk close to local amenities.
Business rateable value £13,700.

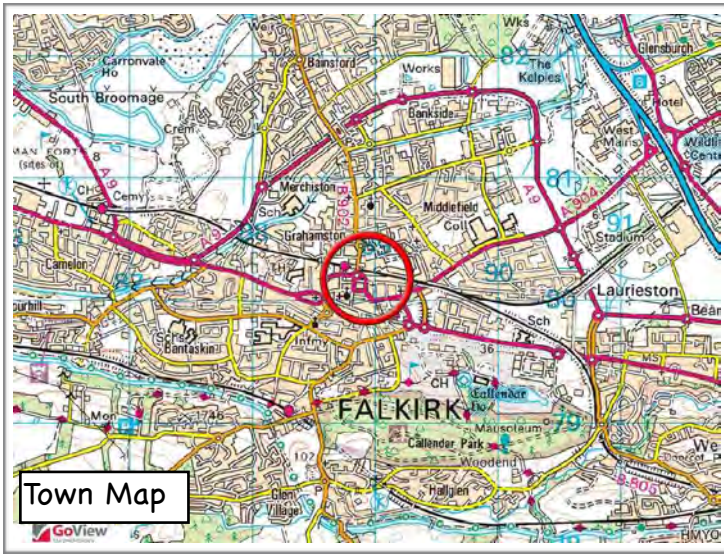
Note: the site does contain some Japanese Knotweed and purchasers should research the possible problems that can arise in eradicating it.

To View

All appointments must be arranged through the agent, Kevin Oliver. Whilst we endeavor to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact our sales office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view the property.

Price Guide £150,000

Telephone 01434 343000
Web www.kevinoliver.co.uk



Town Map

These particulars have been prepared in all good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact.

Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned below and as to the content of these particulars. If any points are particularly relevant to your interest in the property please ask for further information.

We have not tested any services, appliances, equipment or facilities, and nothing in these particulars should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.

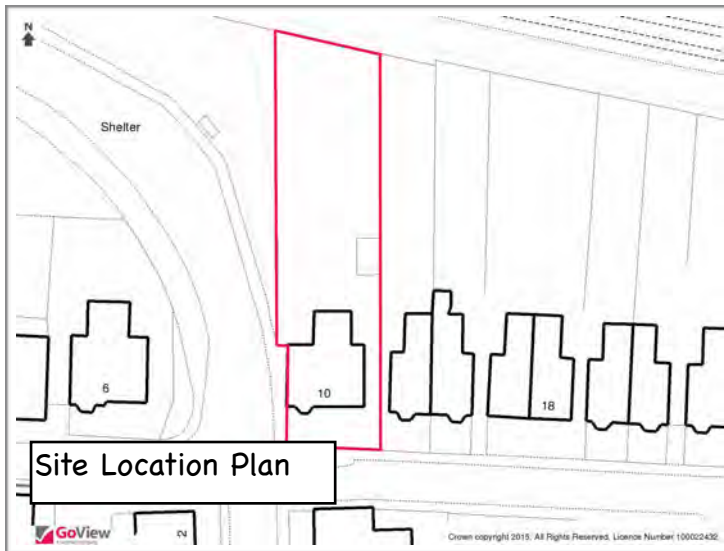


Street Map

It should not be assumed that any contents, furnishings, furniture, equipment etc. photographed are included in the sale, nor that the property remains as displayed in the photograph(s). No assumption should be made with regard to parts of the property that have not been photographed.

Any areas, measurements or distances referred to are given as a GUIDE ONLY and are NOT precise. Purchasers must rely on their own enquiries.

It should not be assumed that the property has all necessary planning, building regulations or other consents. Where any reference is made to planning or potential uses such information is given in good faith.



Site Location Plan

The information in these particulars is given without responsibility on the part of the agents or their clients. These particulars do not form any part of a contract and neither the agents nor their employees have any authority to make or give any representations or warranties whatever in relation to this property.

Any drawings showing the layout of the accommodation are NOT to scale. They are for illustrative purposes only.

Value Added Tax

All figures quoted exclude VAT where chargeable. Any offer made, unless otherwise stated, will be deemed to be exclusive of VAT.



Energy Performance Certificate

Scotland

Non-Domestic buildings and buildings other than dwellings

10 WEIR STREET, FALKIRK FK1 1RA

Date of assessment: 01 June 2015
Date of certificate: 03 June 2015
Total conditioned area: 237m²
Primary energy indicator: 253 kWh/m²/yr

Reference Number: 6910-4635-1009-0206-6002
Building type: Community/Day Centre
Assessment Software: EPCgen, v4.1.e.5
Transaction Type: Marketed sale

Building Energy Performance Rating

Excellent



Net Zero Carbon or better

(0-15)

A

(16-30)

B

(31-45)

C

(46-60)

D

(61-80)

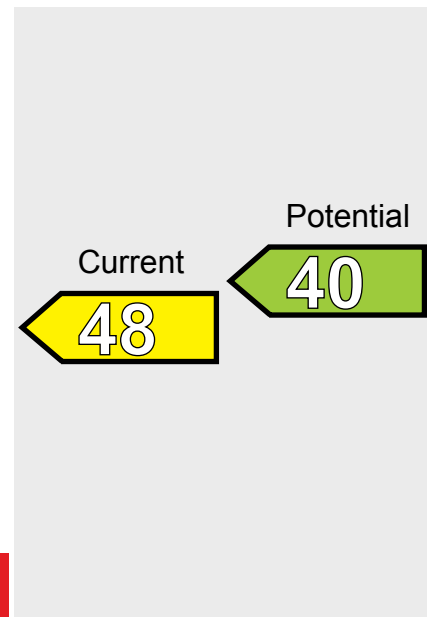
E

(81-100)

F

(100+)

G



Very Poor

Approximate Energy Use:

211 kWh per m² per year

Approximate Carbon Dioxide Emissions:

48.05 kgCO₂ per m² per year

The building energy performance rating is a measure of the effect of a building on the environment in terms of carbon dioxide (CO₂) emissions. The better the rating, the less impact on the environment. The current rating is based upon an assessor's survey of the building. The potential rating shows the effect of undertaking all of the recommended measures listed below. The Recommendations Report which accompanies this certificate explains how this rating is calculated and gives further information on the performance of this building and how to improve it.

Benchmark

A building of this type built to current building regulations at the date of issue of this certificate would have a building energy performance rating of:



Recommendations for the cost-effective improvement of energy performance

1. Consider replacing T8 lamps with retrofit T5 conversion kit.
2. Introduce HF (high frequency) ballasts for fluorescent tubes: Reduced number of fittings required.
3. Install more efficient water heater.
4. Consider installing solar water heating.

There are additional improvement measures applicable to this building. Refer to the Recommendations Report.



The Green Deal may allow you to make your building warmer and cheaper to run at no up-front capital cost. See your Recommendations Report for more details.

THIS PAGE IS THE ENERGY PERFORMANCE CERTIFICATE WHICH MUST BE AFFIXED TO THE BUILDING AND NOT BE REMOVED UNLESS REPLACED WITH AN UPDATED CERTIFICATE.