

5/7 EAST BRIDGE STREET
FALKIRK
FK1 1YD

Web site www.thetherapyworkshop.co.uk

The Therapy Workshop

9B East Bridge Street Falkirk

Treatment Rooms For Rent

The Therapy Workshop now has ten rooms and is designed to be a multi discipline therapy centre.

Offering

Physiotherapy sports therapy aromatherapy hypnotherapy counselling beauty therapy reflexology
and many other therapeutic treatments.

The concept is to offer a fully supported facility to established and new start businesses.

Our rooms vary in size from one person consulting rooms to a larger space which can accommodate 90 plus
in theatre style seating or 30 plus for yoga.

The rent will include.

Heating and Lighting in Rooms 1,2,3,4 and common areas.
Rooms 5,6,7,8,9 and 10 have their own monitored supply.
Secure telephone entry system.
Waiting Room facility.
Use of The Therapy Workshop Website.
Property insurance.
Water and drainage charges.
Factoring and general repairs and maintenance and fire alarm.
Cleaning of common areas.
Janatorial supplies.

All the above being included in the rent will remove the uncertainty of unknown costs from your business plan in the first year.

It will allow the practitioners to establish their business in a high profile town centre location.

Further business support.

There is a "The Therapy Workshop" website to promote The Workshop and the individual therapists.

The Workshop will also co-ordinate any joint marketing ventures.

The Workshop is also in the BID area and would be able to access support from the Falkirk Delivers.

The East End Village management group also organise joint marketing for the area.

It is planned to maximise the optimisation of business development through social media.

It is anticipated that there will be a further significant benefit to all of the businesses operating in The Therapy Workshop from the opportunities afforded by having a shared client base.

The Therapy Workshop is designed to offer the nurturing business environment of a franchise, without the associated capital costs and fees.

Keep it simple.

The rental agreement will be arranged as a Licence rather than the more complicated and legally expensive option of a Lease.

The treatment room will initially be rented for one year. After that, the treatment room will be rented on a month to month basis with only two months notice required to end the Licence.

The Location

The Therapy Workshop occupies a good trading location within the pedestrian area to the east of the Callendar Square shopping centre. The position also benefits from a pleasant landscaped environment and convenient local parking. The town of Falkirk has a resident population of approximately 40,000 persons with a total catchment in the order of 150,000.

Description

The Therapy Workshop is accessed from the central ground floor vestibule which is equipped with a security shutter. Access to the individual treatment rooms is controlled by each therapist using a secure telephone door entry system. Each treatment room is equipped with a vanity unit. Toilet accommodation for male, female and separate staff facilities are available to the rear of the premises.

The Rental

The rental cost will vary dependant on availability and the treatment room selected. Room rents start at £65 per week. Bear in mind that this includes your heating and lighting for most rooms and many other normal business overheads.

The Deposit

A deposit equivalent to two months rent is required.

V.A.T.

Currently V.A.T. is not chargeable on the rent.

Viewing

Please contact G W Smith Properties.

Your Notes

The Small Print

These particulars are not intended to nor shall they form part of any legally enforceable contract and are intended as a guide only. Their accuracy is not warranted or guaranteed. Intending tenants should not rely on these particulars but satisfy themselves by inspection of the property. Where there is any conflict of information the terms of the Licence will prevail. A copy of which may be supplied on request.