

To Let

Prominent Retail Unit

75 High Street, Falkirk, FK1 1ES

Location

Falkirk is one of Scotland's largest market towns and is located in the central belt, situated approximately 25 miles east of Glasgow on the A80 and 26 miles west of Edinburgh on the M9. The town has a resident population of approximately 37,000 persons and serves an estimated catchment of around 44,000 people within a 6 mile radius.

The subject premises occupy a prime position on the south side of High Street adjacent to the entrance to the Howgate Shopping Centre. Nearby occupiers include Wilko, Boots, M&S, Savers, 3 Store and Ladbrokes.

Description

The premises comprise a double windowed retail unit arranged over ground floor of a three storey stone built building under a pitched and slated roof.

Accommodation

The premises extend to the following net internal area:

Ground Floor	2,039 sq ft	189.43 sq m
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Rating

The premises are entered into the 2017 Valuation Roll as follows:

Rateable Value	£33,500
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Commercial Rate Poundage	£0.466
(exclusive of water and sewerage rates)	

Planning

We understand that the property currently benefits from Class 11 (Assembly & Leisure) consent. The subjects may also be suitable for Class 1 (Retail), Class 2 (Office) or Class 3 (Restaurant) use. Interested parties are advised to make their own enquiries directly with the local Planning Department.

Rent

On application.

Lease Terms

The property is available on the basis of a new full repairing and insuring lease for negotiable period of time, subject to 5 yearly upward only rent reviews.



Legal Costs

Each party will be responsible for their own legal costs incurred in connection with this transaction. For the avoidance of doubt, the ingoing tenant will be responsible for Land and Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.

Entry

By agreement.

Energy Performance Certificate

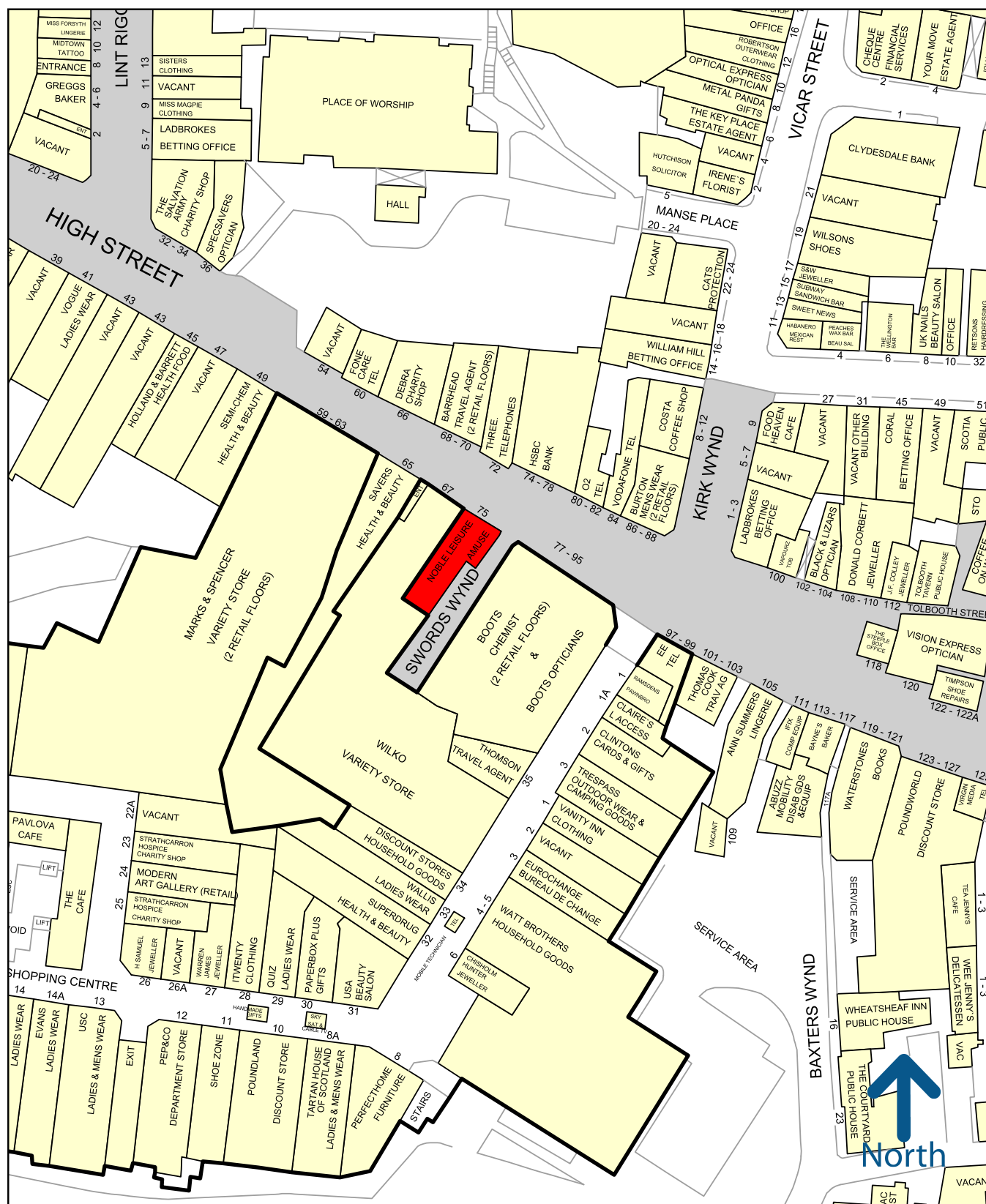
EPC Rating = Available on request.

A copy of the EPC and Recommendation Report can be provided on request.

Viewing and Further Information

Strictly by appointment through the sole letting agent:

Andrew Britton
andrew@culverwell.co.uk
0141 248 6611



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