



**FALCONER**  
PROPERTY CONSULTANTS

# TO LET

181 High Street, Falkirk,  
FK1 1DU

## Retail Unit

- RENT FROM £15,000 PER ANNUM
- READY FOR IMMEDIATE OCCUPANCY
- 854 SQ FT
- PRIME TOWN CENTRE RETAIL PITCH
- PROMINENT FRONTAGE
- CLASS 1 AND 2 USE



## LOCATION

Falkirk is a large town in the Central Lowlands of Scotland, historically within the county of Stirlingshire. It lies in the Forth Valley, 23.3 miles north-west of Edinburgh and 20.5 miles north-east of Glasgow.

Falkirk has a resident population of 34,570 according to the 2008 census. The population of the town had risen over the past decade, making it the 20th most populous settlement in Scotland. Falkirk is the main town and administrative centre of the Falkirk council area, which has an overall population of 156,800 and inholds the nearby towns of Grangemouth, Bo'ness, Denny, Larbert and Stenhousemuir.

The subjects are located on the southern side of High Street between its junctions with Cow Wynd and Callendar Riggs. High Street forms the main pedestrianised retail are within the town centre and as such would be considered a prime retail pitch.



## DESCRIPTION

The subjects comprise a mid terraced two storey building of stone construction with a rendered finish surmounted by a pitched and slated roof. The property has formerly been used as a Money Shop and as such benefits from class 2 use although the property is also suitable for class 1 use.

Internally the property provides good sized front sales area with large double windowed frontage, office area, kitchen/staff area and two w.c's.

## PLANNING

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

## EPC

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Falconer Property Consultants for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars and plan are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact must satisfy themselves by inspection or otherwise as to the correctness of each of them: (iii) no person in the employment of Falconer Property Consultants has any authority to make or give any representation or warranty whatever in relation to this property: (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. (Published April 2019)

## 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 net internal area (NIA):

79.34m<sup>2</sup>/854ft<sup>2</sup>

## PROPOSAL

Rent from £15,000 per annum. A range of incentives are available to prospective tenants which will vary subject to lease duration and covenant strength.

## 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 sell or let the property without setting a closing date and we are not obliged to accept the highest or indeed any offer for the sale or lease of the property.

## VAT

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

## RATING

£21,000

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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