

RETAIL

TO LET/MAY SELL

150 High Street,
Falkirk,
FK1 1NR

- Prominent town centre retail premises
- Significant floor area with potential to subdivide
- Gross internal area 1176 sq. m (12,660 sq. ft.)
- Flexible terms available

DM HALL
CHARTERED SURVEYORS



Commercial Department
Unit 6a, The Courtyard, Callendar Business Park
Falkirk FK1 1XR 01324 628321

LOCATION:

The subjects occupy a prominent position lying on the northern side of Falkirk's pedestrianised High Street, forming part of the town's principal commercial centre.

Falkirk itself comprises an important town within central Scotland lying midway between Edinburgh and Glasgow forming the main administrative centre for the surrounding district. As such the town provides extensive retail, leisure and local Government facilities, having a resident population of over 38,000 at the Census of 2011.

In terms of the subjects themselves the property forms part of the town's principal commercial heart with nearby occupiers including Greggs, The Bank of Scotland and Coral Racing.

The location of the subjects are shown on the appended plan.

DESCRIPTION:

The subjects comprise extensive retail premises arranged over the ground floor of a mid-terraced, part 3 storey and part 2 storey building, which is assumed to be of mixed stone and brick construction, contained under a variety of pitched/slanted and flat roofs.

The retail frontage to High Street comprises double aluminium/glazed entrance doors together with 2 aluminium framed display windows.

Internally the subjects provide extensive retail, storage and ancillary accommodation, with rear loading access taken from Manor Street.

The subjects offer the flexibility to be subdivided into 2 component units if required.

ACCOMMODATION:

We calculate the subject extent to a gross internal area of:-

1176.78 sq. m (12660 sq. ft.)

RATEABLE VALUE:

Having regard to the Scottish Assessors website we note that the subjects are entered into the current Valuation Roll at a rateable value of £76,500.

LEASE TERMS:

The subjects are offered on normal full repairing and insuring terms, for a period to be negotiated, incorporating rent reviews at appropriate intervals.

RENTAL:

Offers of £50,000 per annum exclusive are sought.

The landlord will give consideration to subdivision of the property into 2 component units, subject to agreeing suitable terms.

PRICE:

Upon application to the marketing agents.

VIEWING:

Strictly by arrangement with the sole marketing agents.

VAT:

All prices quoted are exclusive of VAT which maybe chargeable.

ENERGY PERFORMANCE:

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request.

LEGAL EXPENSE:

Each party will be responsible for the payment of their own legal costs. The incoming tenant will be responsible for the payment of any LBTT, registration dues and VAT incurred.

OFFERS/FURTHER INFORMATION:

All offers should be submitted in strict Scottish Legal form to the following office:

DM Hall LLP
Unit 6a
The Courtyard
Callendar Business Park
Falkirk
FK1 1XR

Tel: 01324 628321

michael.mcintyre@dmhall.co.uk
rachel.mccall@dmhall.co.uk

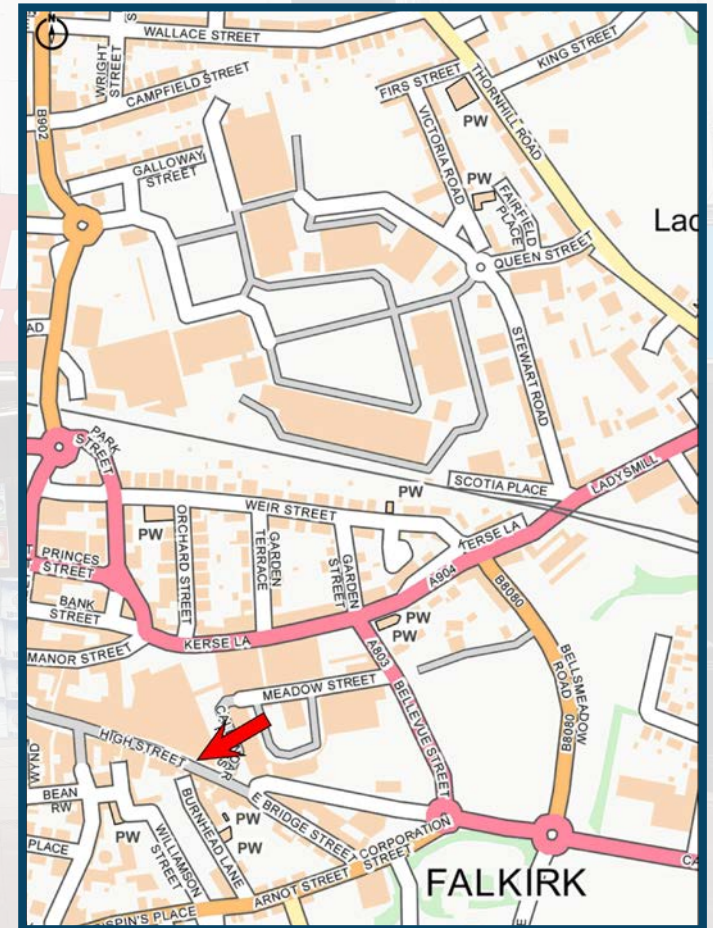
You are advised to notify your interest to this office in order to enable us to advise you in the event of a closing date being set.

DATE OF ENTRY:

By agreement.

Ref: ESA2387

Date of publication: May 2021

**IMPORTANT NOTE**

DM Hall for themselves and for the vendors or lessors of this property, whose agents they are, give notice that:

- (i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.
- (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- (iii) No person in the employment of DM Hall has any authority to make or give any representation or warranty whatever in relation to the property.
- (iv) All prices, premiums and rents quoted are exclusive of VAT.
- (v) The information contained in these particulars has been checked and, unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outside our control.
- (vi) These particulars are provided for record purposes only and are not intended to create, nor to be relied upon as creating, any contractual relationship or commitment. Any contract shall only be entered into by way of our clients' solicitors.