

## To Let – Retail Premises

2,194 sq ft (203.89 sq m)

27 High Street, Falkirk, SCOTLAND, FK1 1ER

- On the instructions of Santander
- Prominent High Street location
- Near a Busy Shopping Centre

### Location

The unit is situated on the prime pedestrianised section of the High Street in Falkirk. The unit is in close proximity to the Howgate Shopping Centre which is occupied by retailers such as New Look, Marks & Spencer, Boots, JD Sports and Debenhams.

### Description

The unit is currently vacant.

The unit comprises ground floor area with additional space on the First and Second Floor as well as the basement. The unit benefits from a triple glazed frontage and is located on a pedestrianised street giving it strong prominence.

### Accommodation

The unit extends to the following approximate floor areas:

Ground Floor	930 sq ft (86.40 sq m)
First Floor	460 sq ft (42.73 sq m)
Second Floor	470 sq ft (43.66 sq m)
Basement	334 sq ft (31.10 sq m)
<b>TOTAL</b>	<b>2,194 sq ft (203.89 sq m)</b>

### Rates\*

Rateable Value	£11,400
UBR	46.6p
Rates Payable (Per Annum)	£5,312

\*From 1<sup>st</sup> April 2017

Interested parties should verify these figures with the Local Authority.



### Planning

The property currently benefits from Class 2/ Class1 (financial, Professional and Other services)

### Rent / Lease Terms

The property is held on a full repairing lease for a term expiring 21<sup>st</sup> October 2032. The premises are available by way of assignment or coterminous sub-lease subject to agreement of terms with the landlord.

### Rent

Rent on application

### VAT

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

### EPC

The property has an EPC score of E.

The EPC certificate is available on request.

### Viewing and further Information

By appointment through Sole Agents GL Hearn.

**Adam Hanline**

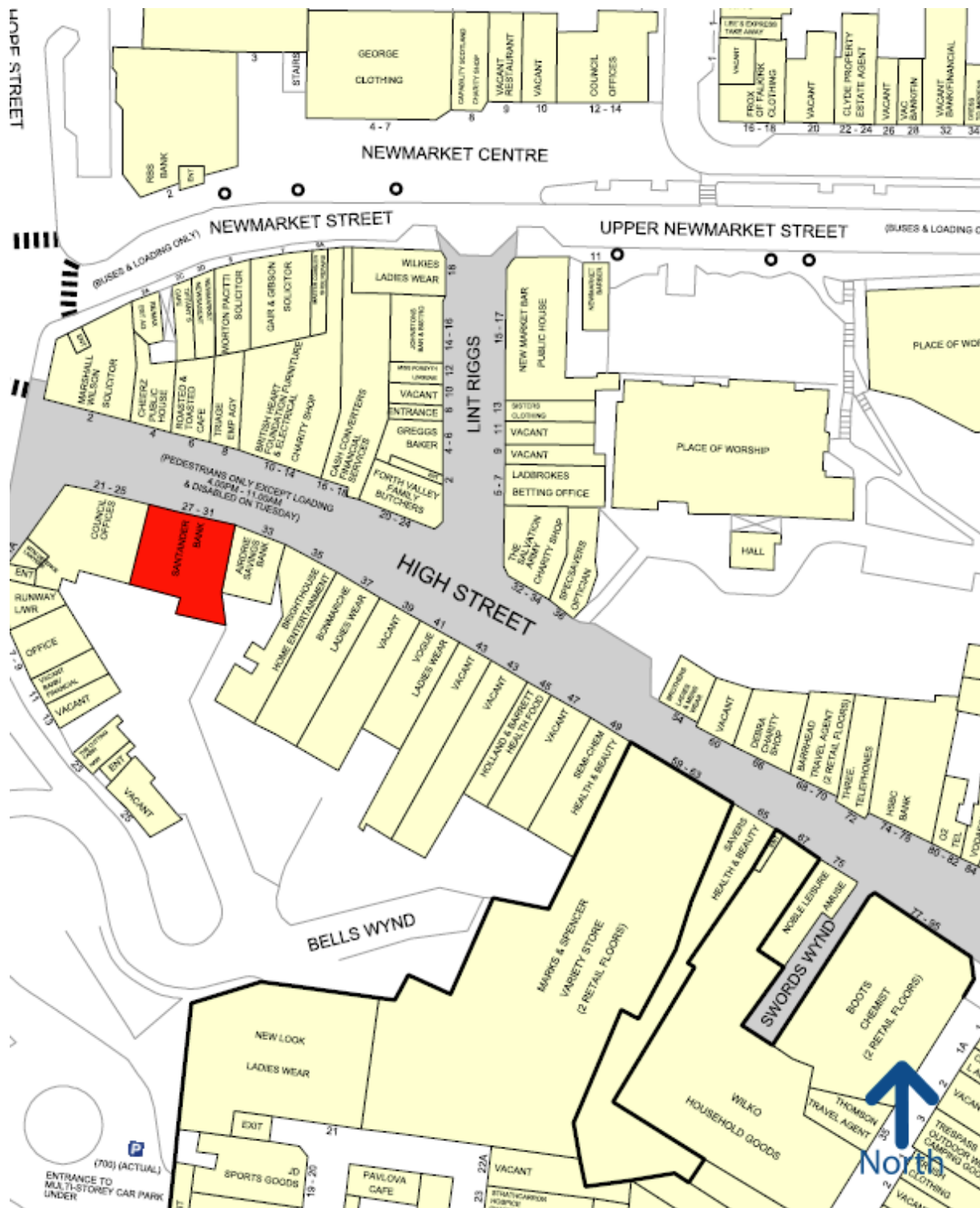
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#### Important Notice

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