

TO LET – RETAIL UNIT

150 High Street, Falkirk, FK1 1NR



- **PROMINENT, LARGE RETAIL OPPORTUNITY**
- **ATTRACTIVE TERMS AVAILABLE**
- **HIGH FOOTFALL LOCATION**

LOCATION

Falkirk is located within Scotland's Central Belt, situated approximately 24 miles east of Glasgow and 26 miles west of Edinburgh. The town is populated with approximately 37,000 persons and serves a catchment of circa 440,000 people within a 6-mile radius.

The subjects are located on the north side of High Street in close proximity to Callendar Square Shopping Centre. Nearby occupiers include **McDonalds, Bank of Scotland, CEX, Greggs, Costa, Nationwide, Coral** and **Ryman**.

DESCRIPTION

The premises comprise a ground and first floor retail unit with ancillary space at second floor. The property benefits from a dedicated rear loading bay accessed from Manor Street. The unit extending to the following approximate net internal areas:-

ACCOMMODATION

Ground Floor	1,112.48 sq m	11,975 sq ft
First Floor	1,210.77 sq m	13,033 sq ft
Second Floor	136.65 sq m	1,471 sq ft
Total	2,459.90 sq m	26,478 sq ft

USE

Class 1 (Retail).

TERMS

The premises are available on a new full repairing and insuring lease of negotiable length.

RENT

Rental offers in the region of **£45,000 per annum** are sought.

RATES

We are verbally informed by the Local Authority that the 2019/20 Rateable Value of the shop will be: -

Rateable Value	£76,500
Commercial Rate Pounding	£0.516
(exclusive of water and sewerage rates)	

EPC

A copy of the EPC is available on request.

LEGAL COSTS

Each party shall be responsible for their own legal costs incurred with this transaction, with the ingoing tenant being responsible for LBTT, registration dues and VAT incurred thereon.

VAT

All prices and rents are quoted exclusive of VAT.

VIEWING

Strictly by appointment via the sole agent:-

Reith Lambert

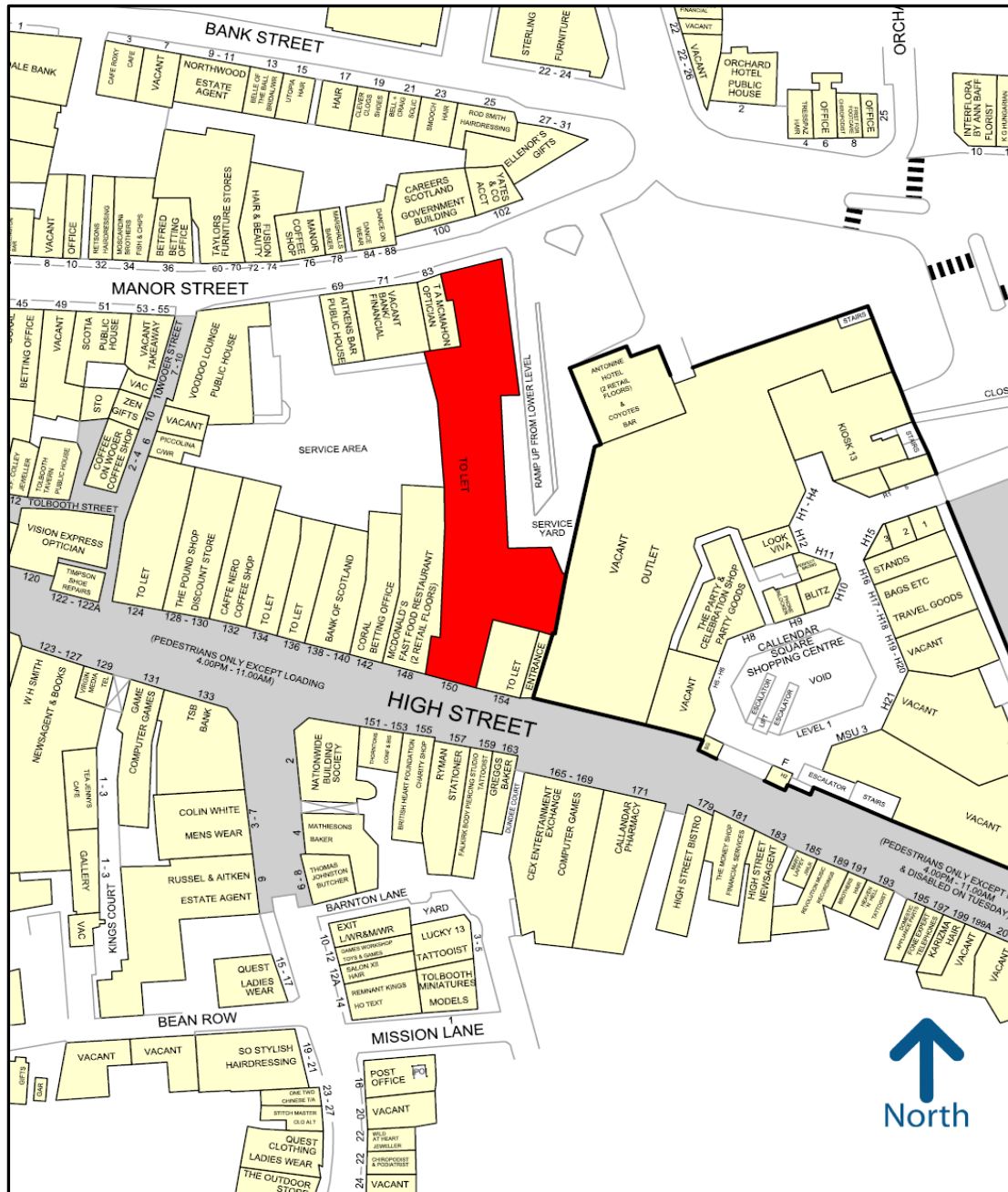
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Not to scale.
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