

**TO LET – RETAIL UNIT**  
154 High Street, Falkirk, FK1 1NR



- **PROMINENT 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 **Poundstretcher, McDonalds, Bank of Scotland, CEX, Greggs, Costa, Nationwide, Coral** and **Ryman**.

**DESCRIPTION**

The premises comprise a ground and basement retail unit extending to the following net internal areas:-

**ACCOMMODATION**

Ground Floor	101.68 sq m	1,089 sq ft
Basement Storage	22.54 sq m	242 sq ft
<b>Total</b>	<b>124.22 sq m</b>	<b>1,331 sq ft</b>

**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 **£12,000 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	£27,250
Commercial Rate Poundage	£0.49
(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**

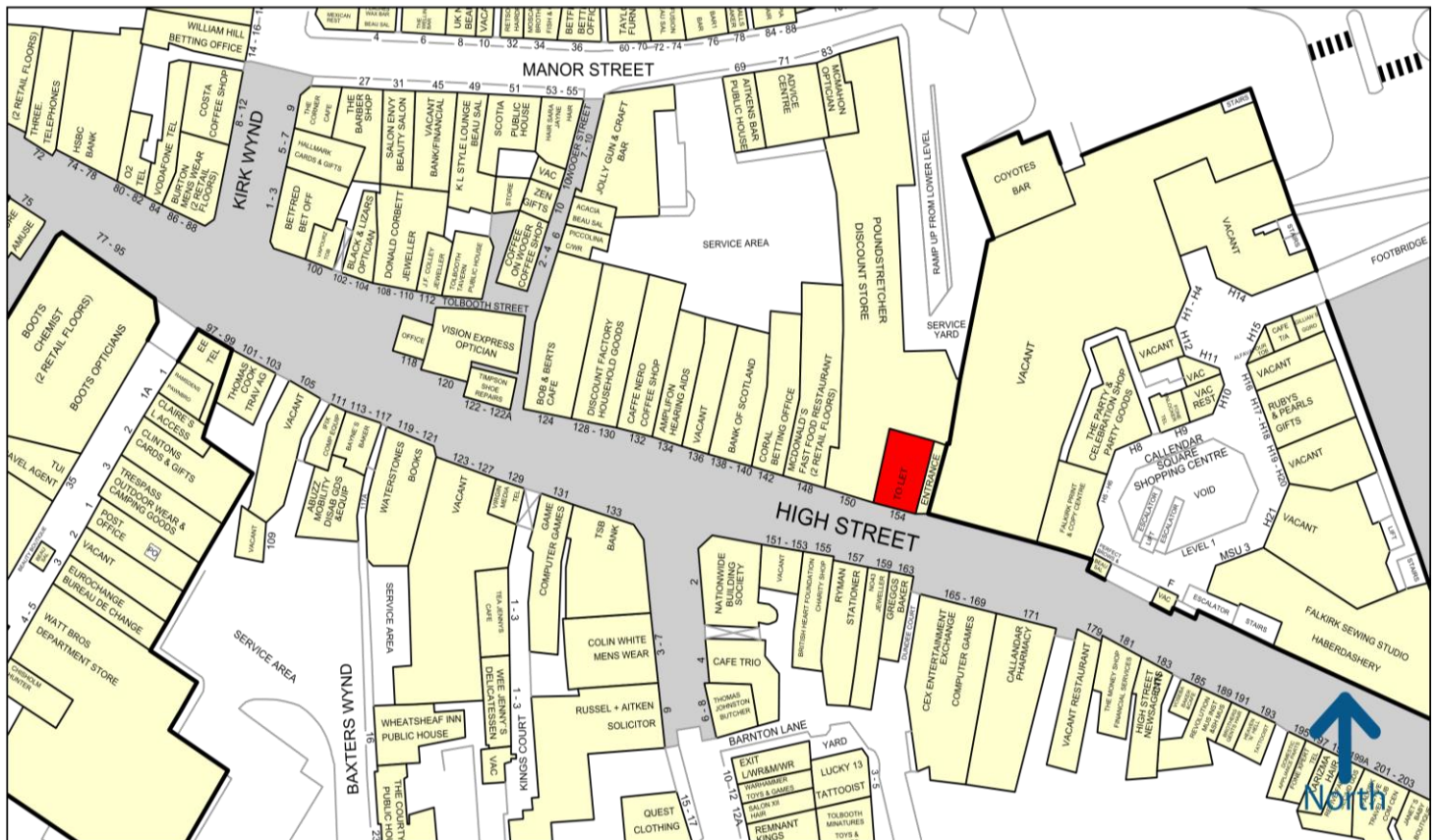
Strictly by appointment via the sole agent:-

**Reith Lambert**

**Richard Ford**  
0141 225 5710  
richard@reithlambert.co.uk

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Not to scale.

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