

130 HIGH STREET  
FALKIRK

## TO LET

- EXCELLENT HIGH STREET UNIT
- NEXT TO BOB AND BERTS, CAFFE NERO, AMPLIFON AND BANK OF SCOTLAND
- NIA 4,359 SQ FT (404.9 SQ M) OVER GROUND AND FIRST FLOOR



# 130 HIGH STREET FALKIRK

## DESCRIPTION

The subject comprises a prime town centre retail unit arranged over ground and first floors. The property has the following dimensions and net internal areas:

UNIT WIDTH	8.98 m	29 ft 5 ins
UNIT DEPTH	28.781 m	94 ft 4 ins
GROSS FRONTAGE WIDTH	9.26 m	30 ft 4 ins

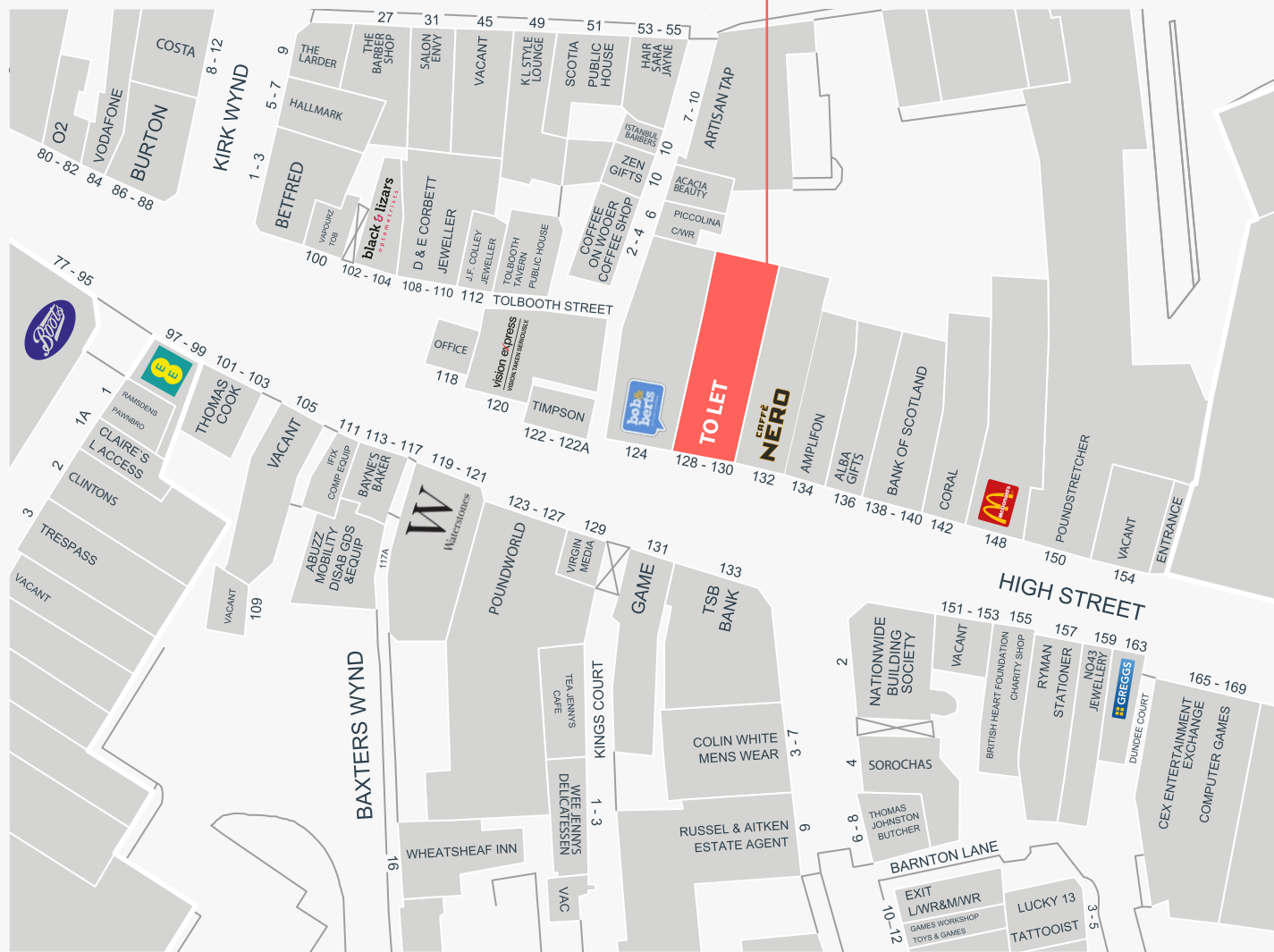
GROUND FLOOR	219.9 sq m	2,368 sq ft
FIRST FLOOR	184.9 sq m	1,991 sq ft
TOTAL	404.9 sq m	4,359 sq ft

## LOCATION

The property is located on the pedestrianised area of the High Street, occupying an excellent trading position between The Howgate and Callendar Square Shopping Centres. Nearby occupiers include **Caffè Nero**, **WH Smith**, **Waterstones**, **Vision Express** and **Bob and Bert's**.

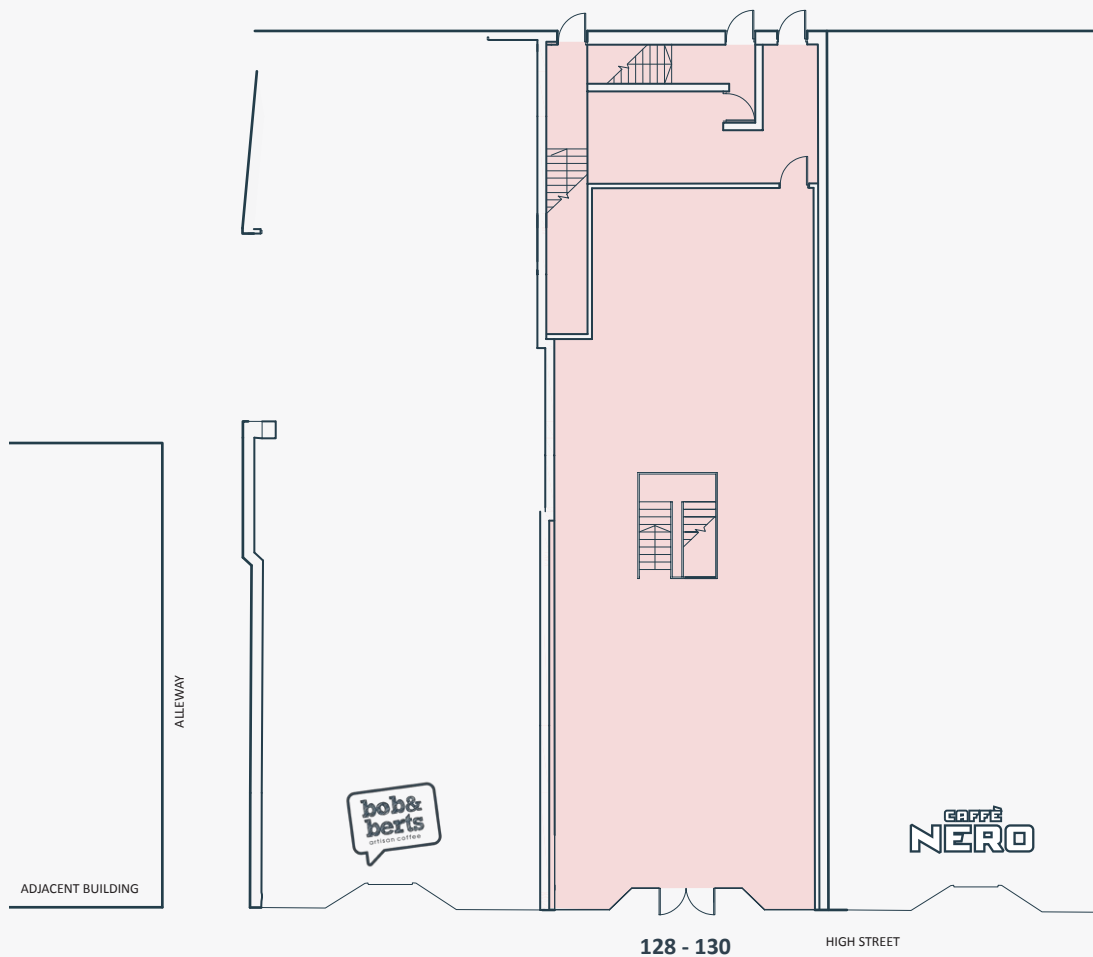
## PLANNING

The subjects benefit from Class 1 consent. Interested parties are advised to speak directly to the local planning department in respect of alternative uses.

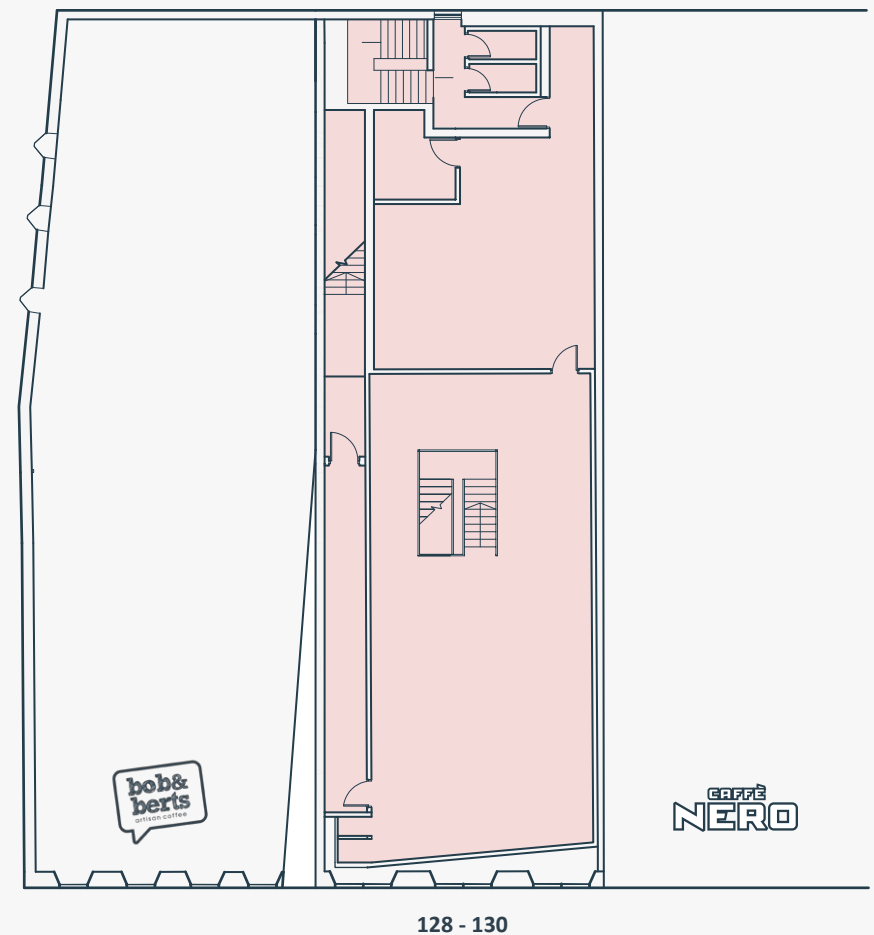


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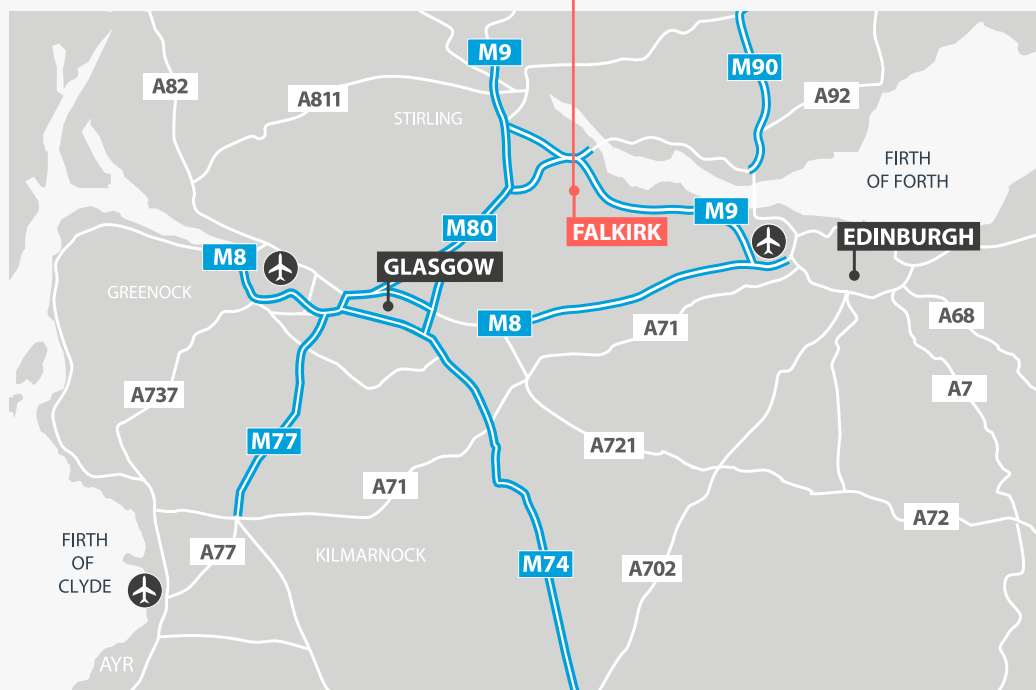
GROUND FLOOR (219.9 sq m - 2,368 sq ft)



FIRST FLOOR (184.9 sq m - 1,991 sq ft)



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## TERMS

The subjects are available on lease at a rent of £40,000 per annum exclusive.

Full terms on application.

## RATING

We have been advised by the local Scottish Assessors Department that the subjects are entered into the Valuation Roll as follows:

Rateable Value: £50,000  
Rates payable (2018/2019): £24,000

## ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of E.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction. The ingoing tenant will be responsible for Land and Building Transaction Tax, Registration Dues and any VAT incurred thereon.

All prices quoted are exclusive of VAT.

## VIEWING AND FURTHER INFORMATION

Strictly by appointment through the joint letting agents:



Pete Harding  
pete.harding@cushwake.com  
0141 223 8762



**0141 248 5878**

Stephen Innes  
stephen@lambertinnes.co.uk

Cushman & Wakefield LLP (and any joint agent appointed) on their own behalf and for vendors or lessors of this property, whose agents they are, give notice that: 1/ The particulars are produced in good faith, but are a general guide only and do not constitute any part of a contract. 2/ No person in the employment of the agent(s) has any authority to make or give any representation or warranty whatsoever in relation to this property. 3/ The property is offered subject to contract and unless otherwise stated all rents are quoted exclusive of VAT. 4/ Nothing in these particulars should be deemed a statement that the property is in good condition, or that any services or facilities are in working order. 5/ Unless otherwise stated, no investigations have been made regarding pollution, or potential land, air or water contamination. Interested parties are advised to carry out their own investigations if required. Publication Date: December 2018.