

# TO LET

8 Newmarket Centre  
Newmarket Street  
Falkirk FK1 1JT

Retail Premises

\*\*\* ON THE INSTRUCTIONS OF ASDA \*\*\*

[www.asda.live.jll.com](http://www.asda.live.jll.com)



Ideal startup opportunity, flexible lease terms available

## LOCATION

Falkirk is one of the principal towns within the central belt of Scotland and is situated approximately 15 miles east of Glasgow and 24 miles west of Edinburgh.

The town has a residential population in excess of 32,000 people and serves an estimated catchment of 140,000 within a 6 mile radius.

The subject premises are situated in the heart of the town centre on Newmarket Street, adjacent to **Asda** and **George** and close to the Council offices.

## DESCRIPTION

The property is arranged over two floors, with retail at ground floor and ancillary accommodation at first floor. Loading and servicing is directly from the rear via the Asda service area.

The premises provide the following approximate net internal floor areas:

Ground Floor	103.86 sq m	1,118 sq ft
First Floor	45.98 sq m	495 sq ft
TOTAL	149.84 sq m	1,613 sq ft

## TENURE

The unit is available on a new full repairing and insuring lease – flexible terms are available.

## RENTAL

Rental information upon request.

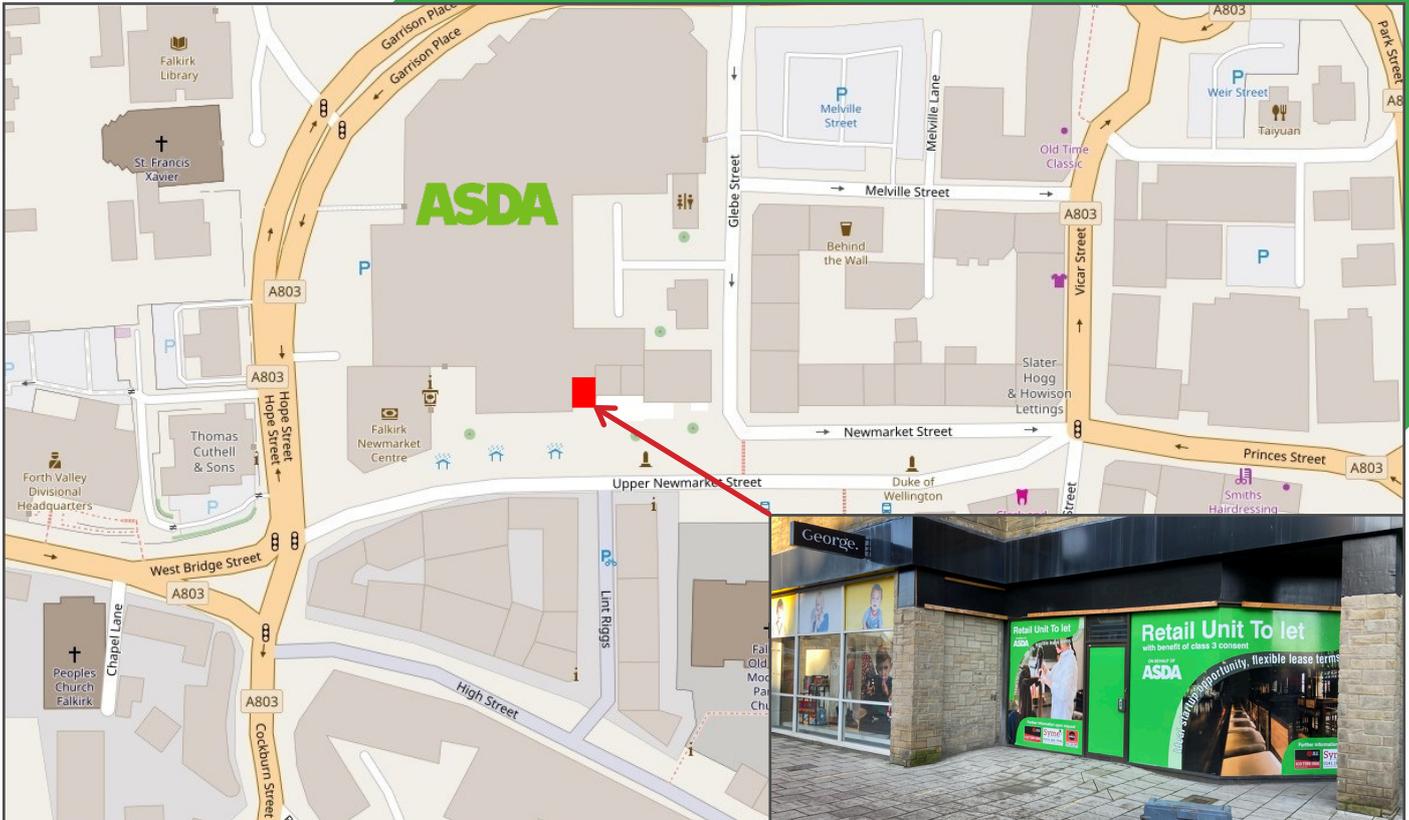
**Syme**  
PROPERTY CONSULTANCY

0141 285 7945  
[www.symeproperty.co.uk](http://www.symeproperty.co.uk)

**LAMBERT  
INNES**  
PROPERTY CONSULTANTS  
0141 248 5878  
[www.lambertinnes.co.uk](http://www.lambertinnes.co.uk)

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## RATEABLE VALUE

We are verbally informed by the Local Rating Authority that the rating assessment for 2020/2021 is as follows:

Rateable Value: £32,000 per annum  
Rates Payable: £15,680 per annum

## RATES RELIEF

Please note there is 100% rates relief on eligible properties for 12 months from 1 April 2020 as part of the Covid rates relief scheme.

## ENERGY PERFORMANCE CERTIFICATE

Available upon application.

## PLANNING

We understand the property benefits from Class 1 (Retail). Interested parties should make their own enquiries in this regard.

## LEGAL EXPENSES

Each party will bear their own legal expenses incurred in connection with this transaction.

The incoming tenant will be responsible for Land and Buildings Transaction Tax, registration dues and any VAT incurred thereon.

## VAT

All prices are quoted exclusive of VAT.

## VIEWING & FURTHER INFORMATION

Strictly by appointment through the joint letting agents:

**Donald M Syme**  
Syme Property Consultancy  
T: 0141 285 7943  
E: [donald@symeproperty.co.uk](mailto:donald@symeproperty.co.uk)

**Syme**  
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Details of opportunities available in other Asda stores can be found at: [www.symeproperty.co.uk](http://www.symeproperty.co.uk) or [www.lambertinnes.co.uk](http://www.lambertinnes.co.uk)

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