



PROPERTY CONSULTANTS

# TOWN CENTRE SHOP UNIT TO LET

## FALKIRK-1 05 HIGH STREET, FK1 1 ED



### LOCATION

Falkirk is one of the principal towns in the central belt of Scotland and is situated approximately 21 miles north-east of Glasgow and 23 miles north-west of Edinburgh. The town has a resident population in excess of 35,000 and has a wider catchment estimated at 160,000.

High Street is the main retailing location in Falkirk, and the subject property occupies an excellent and extremely busy position at the heart of the town centre adjacent to the main entrance to the **Howgate Shopping Centre**.

The shop also benefits from proximity to a host of other well-known occupiers including the likes of **Boots, Wilko, EE, Thomas Cook, Baynes Bakers, Waterstones** and **Vision Express**.

### DESCRIPTION

Following Landlords works to split off the first floor, the property will comprise a retail unit arranged over ground floor only. Internally the shop will provide a regular shaped layout with toilet facilities to the rear.

We estimate that it will provide the following approximate dimensions and areas:

Gross Frontage	24'0"	7.32m.
Internal Width	20'2"	6.15m.
Shop Depth	74'7"	22.74m
Ground Floor	1151 sq.ft.	107sq.m

\*\* Floorplans are available on request \*\*

### RATING

The property will be re-assessed following completion of the landlords works. An estimate of the likely Rateable Value for the available unit can be provided on application to the letting agent.

### TERMS

The property is available on the basis of a new full repairing and insuring lease and rental offers in excess of £25,000 per annum are invited.

### EPC

Available on request.

### PLANNING

The last use of the property was as a retail unit and therefore we understand it benefits from Class 1(Retail) planning consent, however may be equally suitable for a variety of alternative uses.

Interested parties are advised to make their own enquiries directly with the local Planning Department with regard to both existing and alternative uses.

### LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with any transaction.

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

### ENTRY

Immediate entry is available.

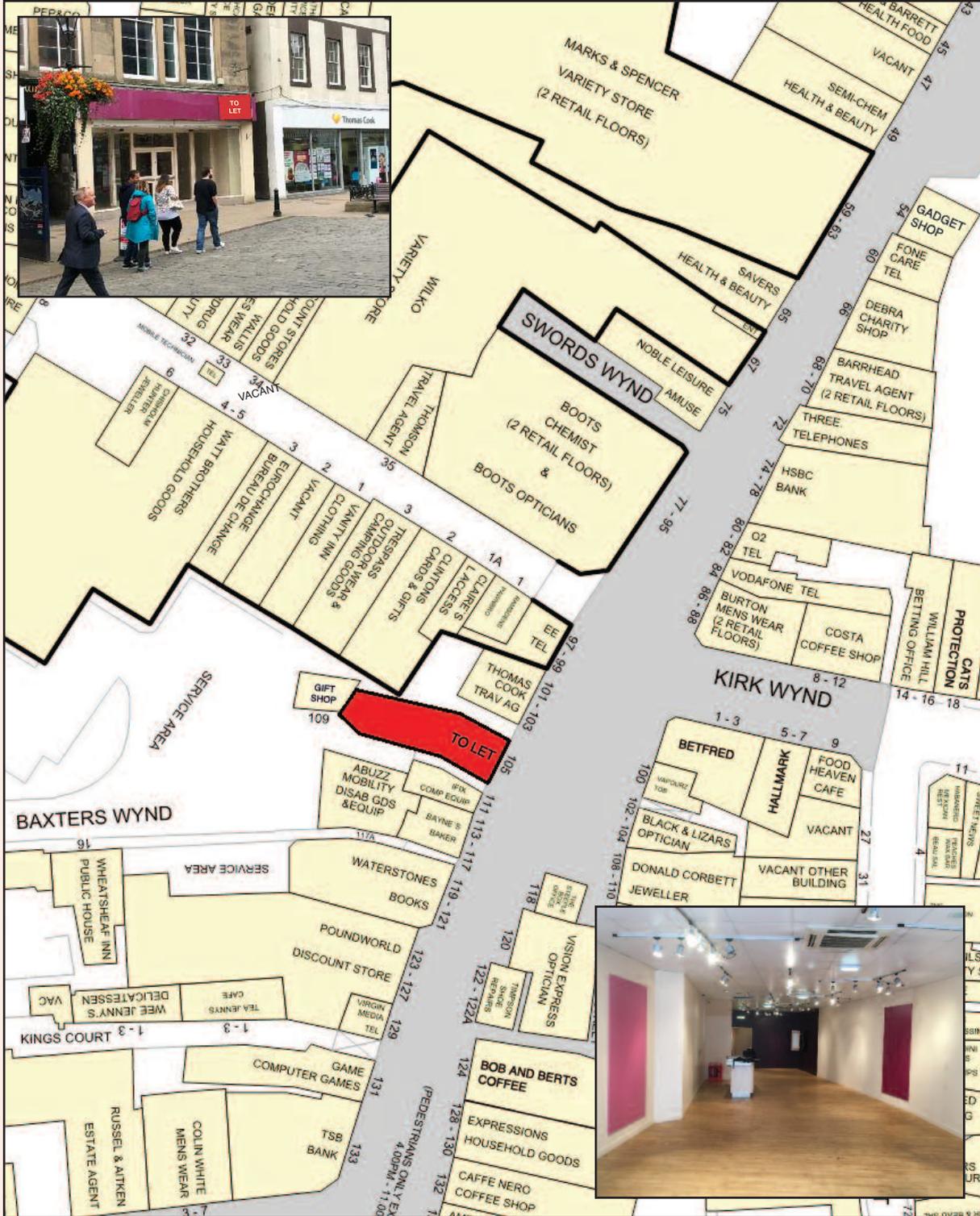
### VIEWING & FURTHER INFORMATION

Viewing is strictly by appointment through: Stephen Innes at Lambert Innes Property Consultants  
Tel: 01 41 248 5878

Email [stephen@lambertinnes.co.uk](mailto:stephen@lambertinnes.co.uk)



PROPERTY CONSULTANTS



Lambert Innes for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them and are advised to do so; (iii) no person in the employment of Lambert Innes has any authority to give representation or warranty whatever in relation to this property; (iv) all prices, rents and premiums quoted are exclusive of VAT at current rate.

November 2018

77 St Vincent Street, Glasgow, G2 5TF  
tel. 0141 248 5878