

# Culverwell

PROPERTY CONSULTANTS

## RETAIL PREMISES TO LET

**138A HIGH STREET, FALKIRK, FK1 1ED**

### LOCATION

Falkirk is one of Scotland's largest market towns and is located within the central belt, situated approximately 25 miles east of Glasgow on the A80 and 26 miles west of Edinburgh on the M9. The town has a resident population of approximately 37,000 persons and serves an estimated catchment of circa 440,000 people within a 6 mile radius.

The property occupies a prime position on the north side of the pedestrianised High Street, with nearby occupiers including Boots Opticians, Lloyds TSB, Ryman, Greggs the Baker, Burger King and McDonald's.

### DESCRIPTION

The premises comprise a double windowed retail unit with a splay frontage arranged over ground floor only of a three-storey stone built traditional high street building under a pitched and slated roof.

### ACCOMMODATION

We estimate the main dimensions and net internal areas are as follows:

Gross Frontage	17 ft 7 in	5.36 m
Net Frontage	7 ft 9 in	2.31 m
Ground Floor	586 sq ft	54.44 sq m

### RATING

We are verbally advised by the Local Assessors Department that the subjects are entered in the Valuation Roll as follows:

Rateable Value	£27,250
Commercial Rate Poundage (exclusive of water and sewerage rates)	£0.426

### PLANNING

We understand the premises benefit from Class 1 (Retail) consent. Interested parties are invited to make their own enquiries with the local Planning Department.

### RENT

Offers in the region of £20,000 per annum exclusive are invited.

### LEASE TERMS

The premises are available on the basis of a new full repairing and insuring lease for a negotiable period of time subject to 5 yearly upward only rent reviews. Our client will also consider short term leases and further details available on request.



### LEGAL COSTS

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

### ENTRY

By agreement.

### VIEWING AND FURTHER INFORMATION

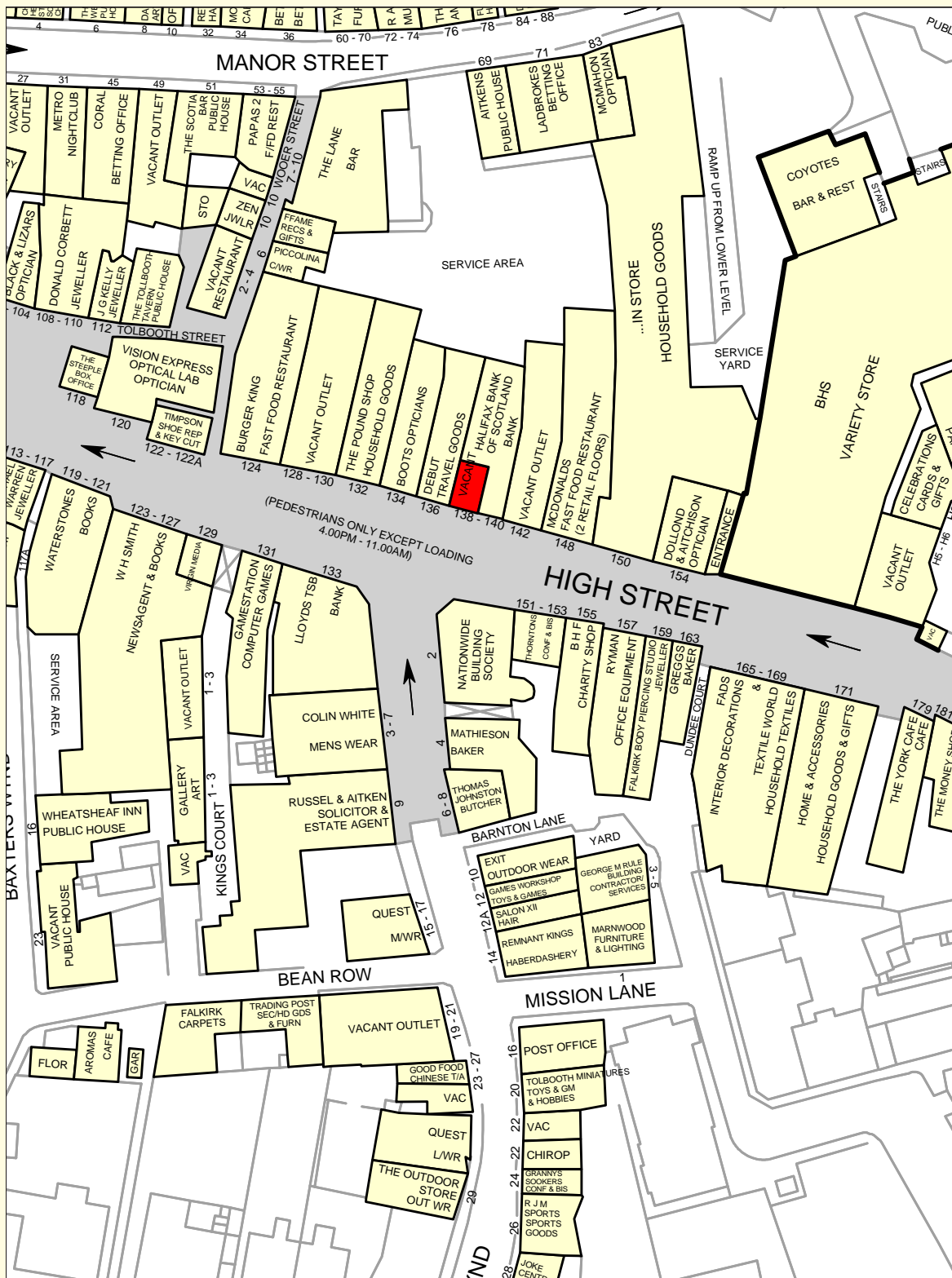
Strictly by appointment through the sole letting agents:

Contact: David O'Shea  
Tel: 0141 248 6611  
Email: [david.oshea@culverwell.co.uk](mailto:david.oshea@culverwell.co.uk)

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Misrepresentation Act 1967: See Important Note Overleaf



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