

Culverwell

PROPERTY CONSULTANTS

LEASE AVAILABLE

RETAIL PREMISES

UNIT 35 HOWGATE SHOPPING CENTRE FALKIRK FK1 1DU

LOCATION

Falkirk is a well established market town situated in Scotland's Central Belt, approximately 24 miles east of Glasgow and 26 miles west of Edinburgh. The town is populated by approximately 37,000 persons and serves an estimated catchment of circa 440,000 persons with a 6 mile radius.

The Howgate Shopping Centre has become the primary retail focus for the town and is anchored by M&S, Debenhams, Desire, River Island and Boots as well as a 560 space car park.

The premises are situated on the west side of the main mall in close proximity to the entrance leading onto the High Street. Nearby occupiers include **HMV, Claire's, Going Places, Boots and Game.**

DESCRIPTION

The premises comprise a double windowed mall retail unit arranged over ground and basement floors.

ACCOMMODATION

The main dimensions and net internal areas are as follows:

Gross Frontage	30 ft 9 ins	9.37 m
Net Frontage	28 ft 8 ins	8.74 m
Ground floor	840 sqft	78.04 sqm
Basement	112 sqft	10.40 sqm

RATING

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

Rateable Value	£73,000
Commercial Rate Poundage (exclusive of water and sewerage rates)	£0.485

RENT

£80,000 per annum exclusive.



LEASE TERMS

The premises are held on a full repairing and insuring lease, expiring 2 July 2019 with a tenant only break option in July 2014. Rent reviews are 5 yearly with the next review due 2 July 2009 still outstanding.

TERMS

Offers are invited for our client's leasehold interest.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction with the ingoing tenant being responsible for stamp duty land tax, registration dues and VAT incurred thereon.

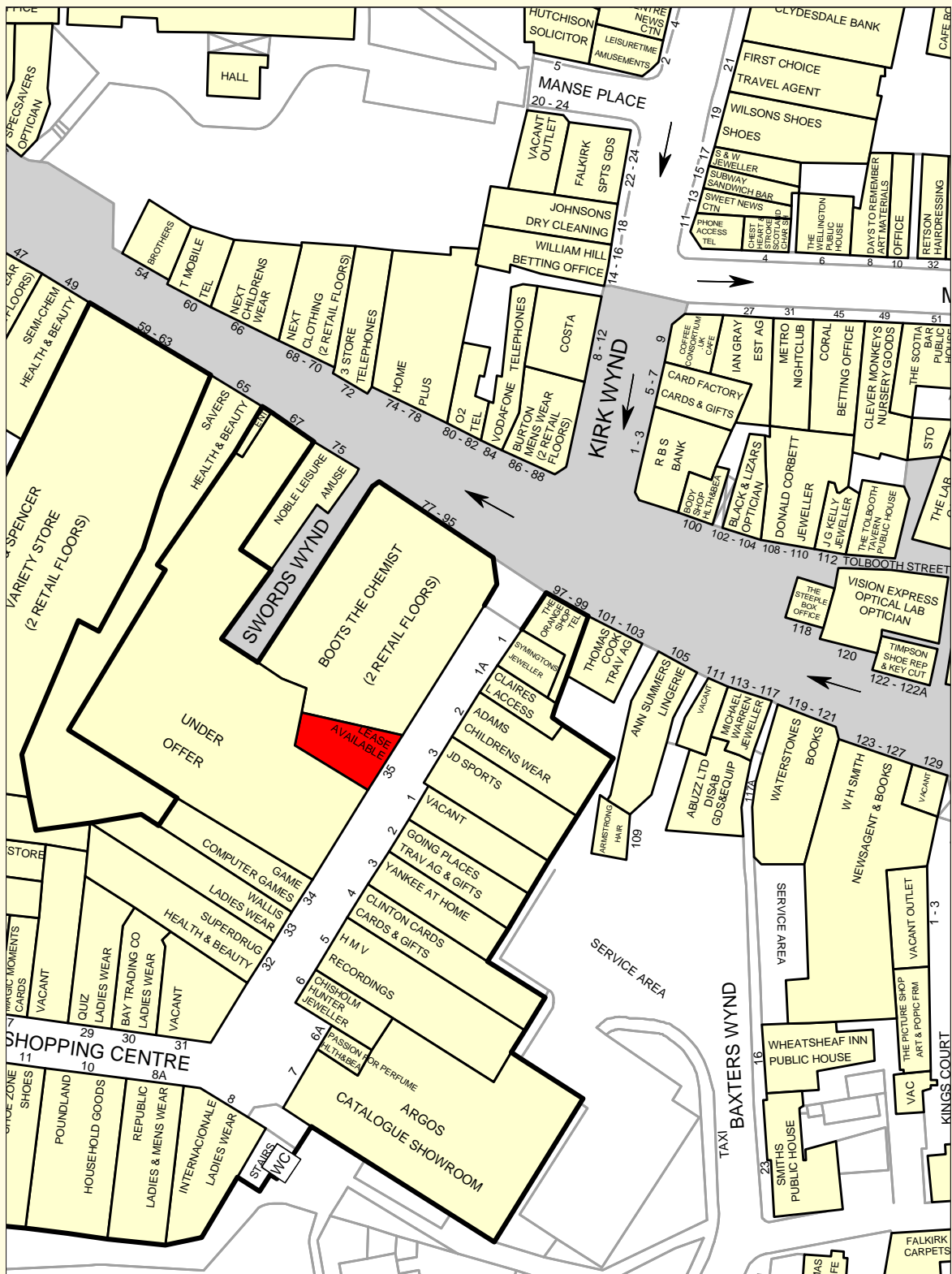
ENTRY

By agreement.

VIEWING AND FURTHER INFORMATION

Strictly by appointment through the sole letting agents:

Contact: James Godfrey/Callum Mortimer
Tel: 0131 226 6611
Email: james@culverwell.co.uk
callum@culverwell.co.uk



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September 2009

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