



eric young & co

PRIME RETAIL UNIT TO LET

Unit 12 Howgate Shopping Centre Falkirk

LOCATION

Falkirk is a thriving town in the central belt of Scotland, lying approximately 26 miles west of Edinburgh and 24 miles north east of Glasgow. The town has a resident population in excess of 32,000 people and serves an estimated catchment of 140,000 within a 6 mile radius.

The subjects occupy a prominent position within The Mall Falkirk. Nearby retailers include USC, Republic, Argos and Evans. Debenhams Desire is also located nearby.

DESCRIPTION

We calculate the unit extends to the following net areas and dimensions.

Internal Width	34ft 4ins	(10.46m)
Shop Depth	83ft 7ins	(25.48m)
Ground Floor Area	2,895sq ft	(268.95sq m)
Mezzanine	1,747sq ft	(162.30sq m)
Basement	710 sq ft	(65.96sq m)

LEASE

The subjects are available on a new 15 year full repairing and insuring lease, subject to 5 yearly rent reviews.

TERMS

On application.



INCENTIVES

Incentive package available to ingoing occupier subject to status.

RATING

We have been verbally advised by the Local Authority that the rateable value of the subjects with effect from 1 April 2010 is £165,000. Each new occupier has the right to appeal against this figure.

Based on a rate poundage of 42.6 p, (plus large property supplement of 0.70p), the rateable value will result in an estimated rates liability in financial year 2011/12 of £71,445.

SERVICE CHARGE

The budget service charge for the current financial year is £33,906.

DATE OF ENTRY

By arrangement.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred during the transaction.

VIEWING

Strictly by prior arrangement with Eric Young & Co - 0131 226 2641.

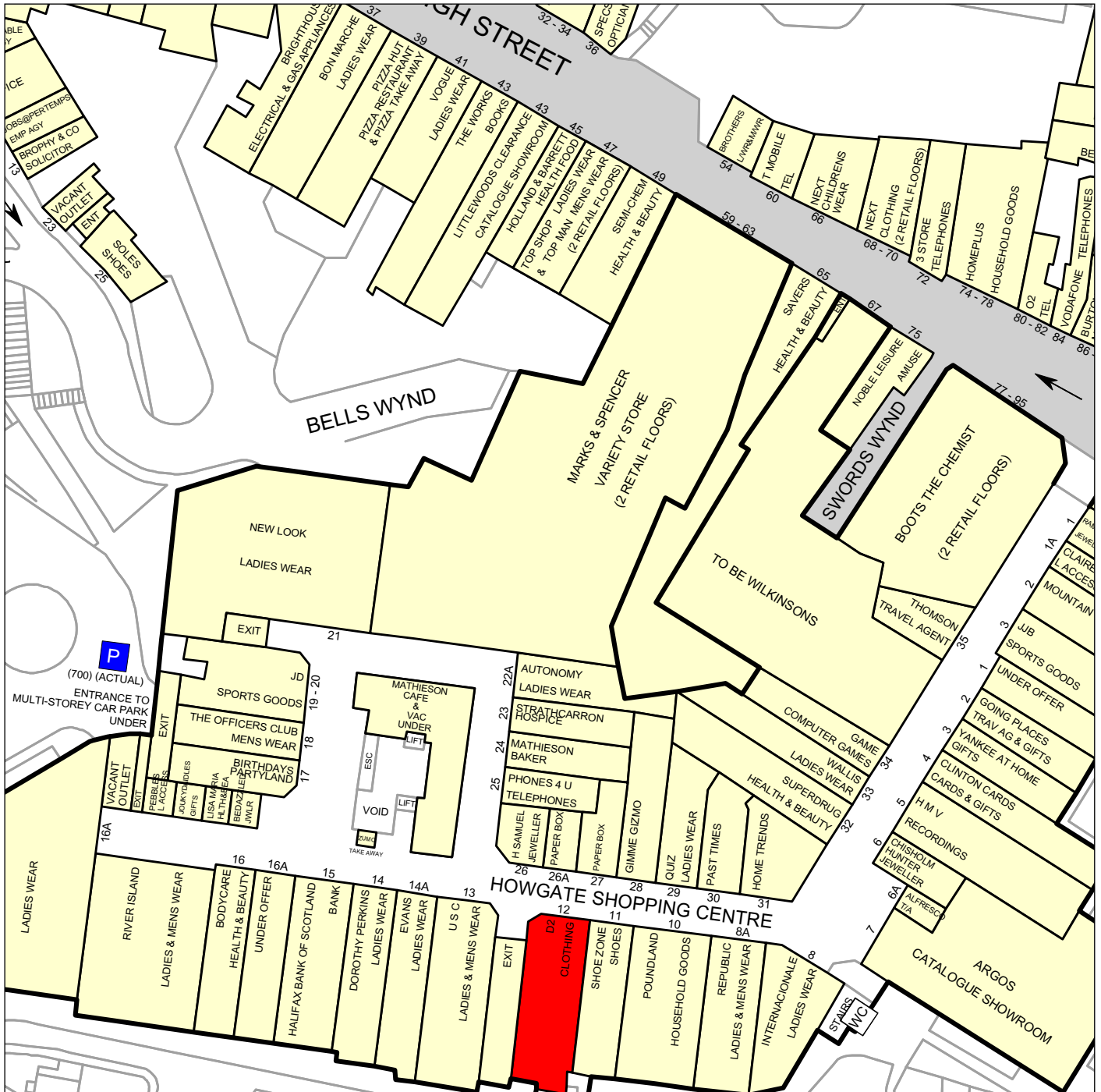
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see www.eyco.co.uk for all available properties



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TF/AH/FAL197

Date of preparation - 21 October 2009

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