ericyoung&co

# Retail

experience ■ judgement ■ service

# TO LET

## Shop Unit

## Unit 17 Howgate Shopping Centre Falkirk

## LOCATION

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

The subjects occupy a prominent position within Howgate Shopping Centre, Falkirk which forms a prime shopping location for the town. Nearby occupiers include **JD Sports, New Look, Bodycare** and **Sorrisso Cafe**.

## ACCOMMODATION

The subjects comprise a ground and basement floor retail unit which we calculate extends to the following approximate net areas and dimensions:

| | | |
|---|---|---|
| Internal Width | 19 ft 7 ins | (5.95 m) |
| Shop Depth | 70 ft 10 ins | (21.53 sq m) |

| | | |
|---|---|---|
| Ground Floor | 1,309 sq ft | (121.6 sq m) |
| Basement | 636 sq ft | (59.1 sq m) |

## LEASE

The subjects are available on the basis of a new full repairing and insuring lease subject to 5 yearly rent reviews.

## RENT

Rental offers are invited.

## RATING

We have been verbally advised by the Rates Authority that the rateable value of the subjects with effect from 1 April 2010 is **£73,500**. (Each new occupier has the right of appeal against this figure).

Based on a rate poundage of 47.1p, (plus large property supplement of 1.1p) this rateable value will result in an estimated rates liability in financial year 2014/15 of **£35,427**.

## ENERGY PERFORMANCE CERTIFICATE

EPC Rating = G

## SERVICE CHARGE

The budget service charge for the current financial year is £14,650.

## DATE OF ENTRY

By arrangement.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred during the transaction. For the avoidance of doubt the ingoing tenant will be responsible for Stamp Duty Land Tax (SDLT), registration dues and any VAT payable thereon.

## VIEWING

All viewings are strictly by prior arrangement with Eric Young & Co - 0131 226 2641.

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See our website for all available properties:

www.eyco.co.uk

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TJF/JF/FAL121A

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