



TO LET

Unit 3A Phase 1, Central
Retail Park, Falkirk FK1 1LW

- Prime Retail Warehouse Unit - 4,166 sq ft
- Open Class 1 (non food) Planning Consent
- Close to Boots, Next & Tesco
- 1,600 free car parking spaces

Location

Falkirk is located in the heart of Scotland's central belt with convenient motorway access to Edinburgh, Glasgow and Stirling. 60% of the Scottish population is within an hour's drive.

Central Retail Park is one of Scotland's premier shopping and leisure parks, located a stone's throw from the town centre and adjacent to Falkirk Grahamston Station. The 450,000 sq ft scheme has 1,600 free car parking spaces and is anchored by **Tesco, Dunelm, Next, M&S foodhall, The Range** and **TK Maxx**. It also includes a 12 screen **Cineworld**, large **Bannatynes Health Club** and other occupiers include **Curry's, Smyths Toys, Boots, Sports Direct, Argos** and **Hobbycraft**.

The unit is located within Phase 1 between **Boots** and **Tesco** and close to **Next** and **Sports Direct**.

Accommodation

A modern retail warehouse unit with a partially glazed shop front. The unit extends to the following Gross Internal Areas:

Ground Floor	4,166 sq ft	(387.0 sq m)
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Planning

Open Class 1 (non-food) planning consent.

Lease

The subjects are available on the basis of a new full repairing and insuring lease.

Rent

£120,000 per annum exclusive.

Rating

We have been verbally advised by the Rates Authority that the rateable value of the subjects with effect from 1 April 2017 is **£125,000**. (Each new occupier has the right of appeal against this figure).

Based on the higher property rate of 51.6p, this rateable value will result in an estimated rates liability in financial year 2021/22 of **£64,500**.

Service Charge

For the year ending March 2021 the service charge payable is estimated at **£8,552.22** per annum.

Energy Performance Certificate

Available on request.

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 incoming tenant will be responsible for Land and Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.

Viewing

Strictly by appointment with Ian Whelan at EYCO – 0131 558 5121 or our joint agent Patrick Heaps at Stockford Anderson – 020 3443 8504

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CHARTERED SURVEYORS

Unit 3A Phase 1, Central Retail Park, Falkirk FK1 1LW



Get in touch



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