

TO LET

71 - 73 High Street
Falkirk FK1 1EQ

- ▶ Substantial levels of pedestrian traffic
- ▶ Large multi-use retail unit
- ▶ Rental offers of £150,000 pa invited
- ▶ Total Area – 34,185 sq ft



LOCATION

Falkirk is a large town situated 22 miles east of Glasgow and 25 miles west of Edinburgh. The local population of Falkirk is over 35,600 people with an estimated catchment of 160,000 within a 6 mile radius.

The property is located on the south side of the pedestrianised High Street which is the main retail area of the town. As well as a high street presence the unit can also be accessed via the neighbouring Howgate Shopping Centre. Surrounding occupiers include **Boots, Holland & Barrett, Savers, Three, Barrhead Travel, and Vodafone.**

ACCOMMODATION

The unit is arranged over ground, first, basement and mid-basement levels. The sales accommodation on the ground floor is open plan and has an entrance within the Howgate Shopping Centre. The basement and mid-basement areas provide substantial additional storage space for stock and incoming goods are delivered to this area via a loading bay. The first floor also provides additional basic storage space and staff accommodation.

The approximate net internal floor areas are shown below:

GROUND FLOOR	15,675 SQ FT	1456.2 SQ M
FIRST FLOOR	11,920 SQ FT	1,107.4 SQ M
BASEMENT	5,195 SQ FT	482.6 SQ M
BASEMENT MEZZANINE	1,396 SQ FT	129.7 SQ M
TOTAL	34,185 SQ FT	3,175.9 SQ M

PLANNING

We have been advised by the Local Planning Authority that the subjects currently benefit from Class 1A consent and can therefore be used as retail and other uses under this class consent. Interested parties are advised to speak directly to the Local Planning Authority.

LEASE

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

RENT

Offers of **£150,000 per annum** exclusive are invited.

RATING

We have been verbally advised by the Rates Authority that the rateable value of the subjects with effect from 1 April 2023 is **£133,000**. (Each new occupier has the right of appeal against this figure).

Based on the higher property rate of 55.9p, this rateable value will result in an estimated rates liability in financial year 2024/25 of **£74,347**.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating = C.

DATE OF ENTRY

By arrangement.

LEGAL COSTS

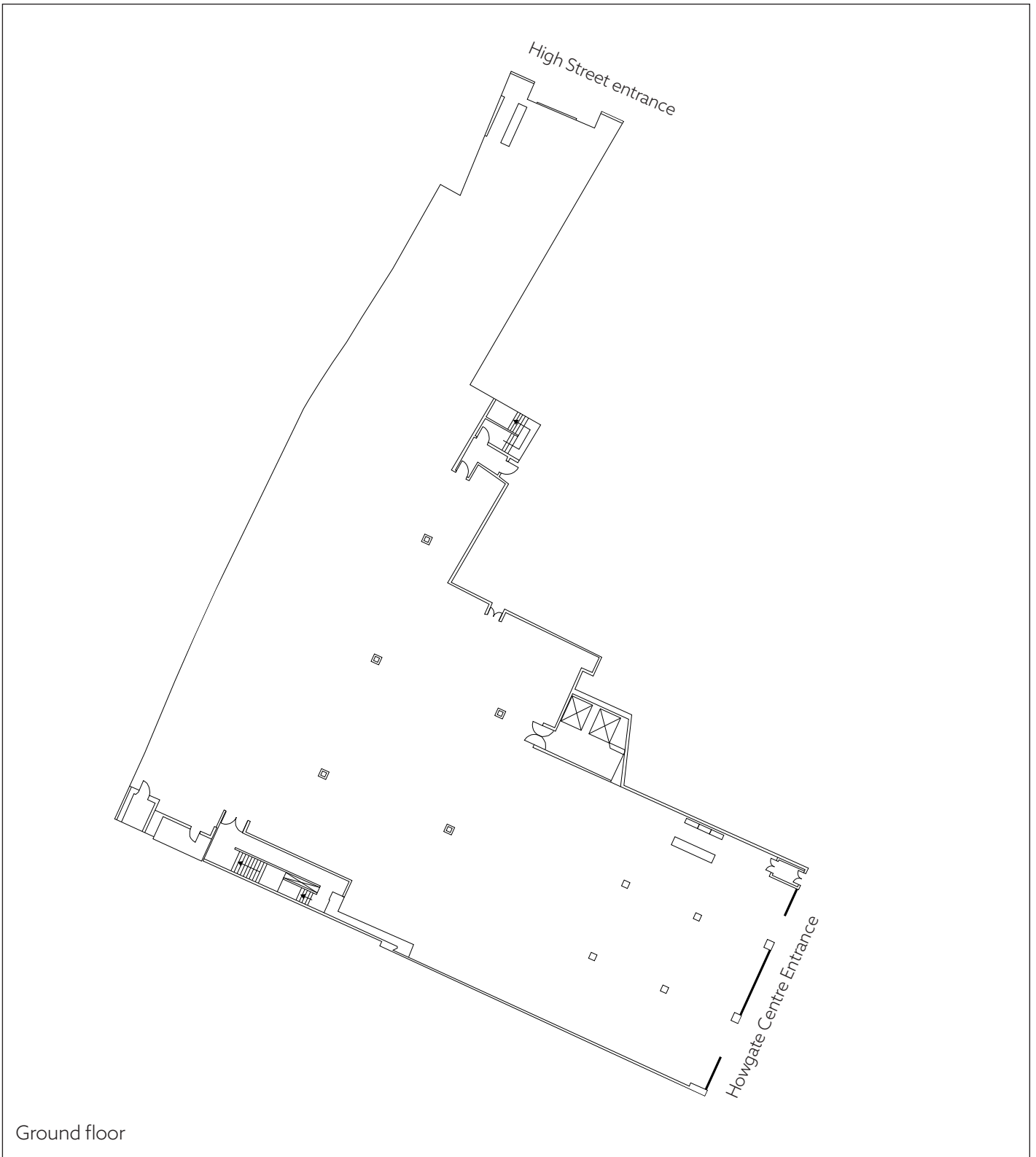
Each party to be responsible for their own legal costs incurred during the transaction. For the avoidance of doubt the ingoing tenant will be responsible for Land and Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.

VIEWING

Viewings are strictly by prior arrangement with EYCO on 0131 226 2641.

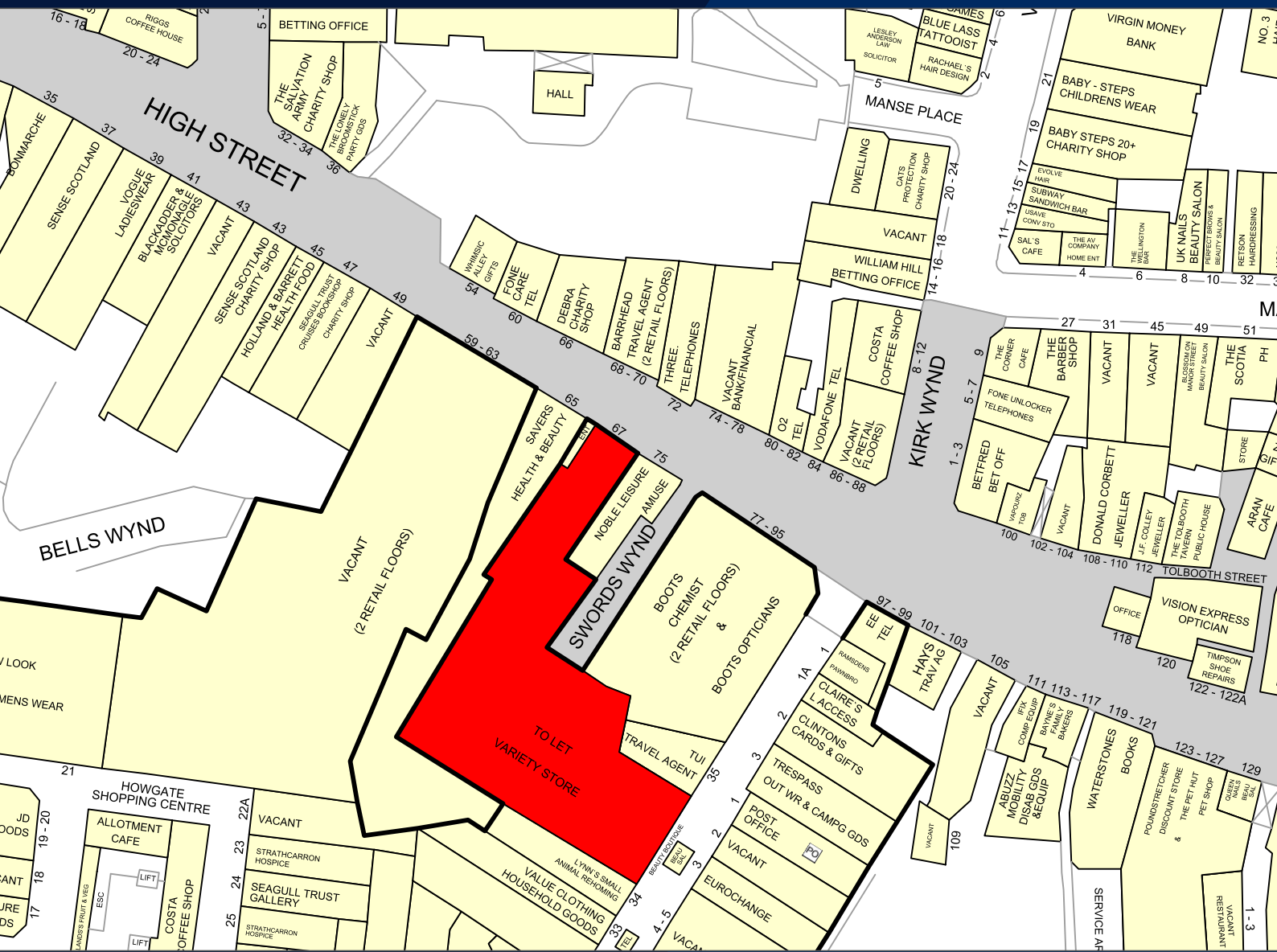
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