

## TO LET

### Fully Fitted Shop Unit

Unit 1 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, adjacent to **Wilkinsons**. Nearby retailers include **Boots, Trespass, Clintons** and **Superdrug**.

#### ACCOMMODATION

The unit is arranged over ground and basement floor, and extends to the following approximate net internal floor areas:

Internal Width	20 ft 10 ins	(6.35 m)
Shop Depth	72 ft 10 ins	(22.20 m)
Ground Floor Area	1,501 sq ft	(139.44 sq m)
Basement	524 sq ft	(48.68 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

On application.

#### INCENTIVES

Incentive package available to ingoing occupier subject to status.

#### RATING

We have been verbally advised by the Rates Authority that the rateable value of the subjects with effect from 1 April 2017 is **£41,000**. (Each new occupier has the right of appeal against this figure).

Based on a rate poundage of 46.6p this rateable value will result in an estimated rates liability in financial year 2017/18 of **£19,106**.

#### SERVICE CHARGE

The service charge payable for the current financial year is **£16,627**.

#### ENERGY PERFORMANCE CERTIFICATE

EPC Rating = F

#### 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

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

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