

## TO LET

### Shop Unit

Unit 24 Howgate Shopping Centre  
Falkirk



#### LOCATION

Falkirk is a thriving town in the central belt of Scotland, approximately 25 miles north west of Edinburgh and 23 miles north east of Glasgow. The town has a residential population in excess of 35,000 persons and serves an estimated catchment of 160,000 persons.

The subjects occupy a prominent position within The Howgate Shopping Centre, Falkirk which forms a prime shopping location for the town.

Nearby occupiers include **Marks & Spencer, New Look, H Samuels** and **The Works**.

#### ACCOMMODATION

We calculate the unit to extend to the following approximate net areas and dimensions:

|                |             |             |
|----------------|-------------|-------------|
| Internal Width | 19 ft 0 ins | (5.79 m)    |
| Shop Depth     | 55 ft 9 ins | (16.99 m)   |
| Ground Floor   | 1,057 sq ft | (98.2 sq m) |
| Basement       | 291 sq ft   | (27 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

Offers of **£30,000 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 2017 is **£10,300**. (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 **£4,800**.

The subjects may be eligible for 100% rates relief through the Small Business Bonus Scheme, subject to conditions.

#### ENERGY PERFORMANCE CERTIFICATE

EPC Rating = F

#### SERVICE CHARGE

The budget service charge payable for the current financial year is **£7,671.33**.

#### 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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