

## TO LET

### Shop Unit

Unit 25 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 **Costa Coffee**.

#### ACCOMMODATION

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

Internal Width	19 ft 10 ins	(8.03 m)
Shop Depth	41 ft 4 ins	(12.58 m)
Ground Floor	795 sq ft	(73.9 sq m)
Basement	408 sq ft	(37.9 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 **£35,000 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 **£29,000**. (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 **£13,514**.

#### ENERGY PERFORMANCE CERTIFICATE

EPC Rating = E

#### SERVICE CHARGE

The service charge payable for the current financial year is **£9,651.03**.

#### 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.

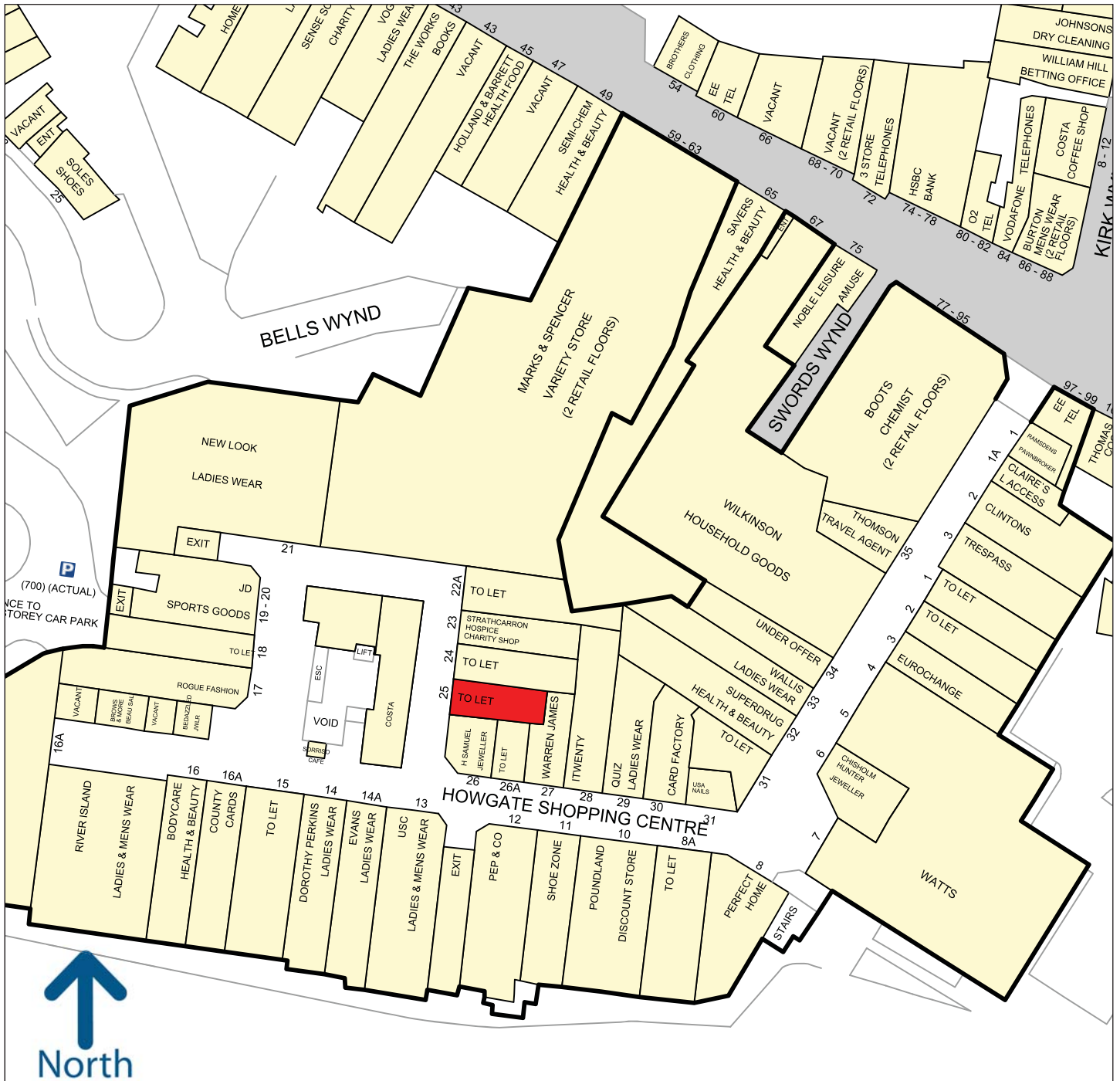
Tom Forster  
0131 558 5130  
tforster@eyco.co.uk



eric young & co

See our website for all available properties:

[www.eyco.co.uk](http://www.eyco.co.uk)



Goad Digital Plans are for identification only and not to be scaled as a working drawing and are based upon the Ordnance Survey Map with the permission of The Controller of Her Majesty's Stationery Office © Crown Copyright 39954X. No part of this plan may be entered into an electronic retrieval system without prior consent of the publisher.

TJF/JH/IFAL095A

Date of preparation - 3 November 2017

Messrs Eric Young & Co for themselves and for their client whose agent they are give notice that (1) These particulars are set out as a general outline only for the guidance of intended purchasers or tenants and do not constitute any or part of an offer or contract. (2) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchaser or tenant should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (3) No person in the employment of Messrs Eric Young & Co has any authority to make or give representation or warranty whatever in relation to this property. (4) Unless otherwise stated all prices and rents are quoted exclusive of VAT. Prospective purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.