

TO LET

Prime Shop Unit

Unit 8A
Howgate Shopping Centre
Falkirk



LOCATION

Falkirk is a thriving town in the central belt of Scotland, lying approximately 25 miles west of Edinburgh and 23 miles north east of Glasgow. The town has a resident population in excess of 35,000 people and serves an estimated catchment of 160,000 within a 6 mile radius.

The Howgate Shopping Centre in Falkirk is firmly established as the prime retail pitch in the town located within the heart of the pedestrian High Street. The shopping centre currently has a strong mix of retailers with surrounding occupiers including **Poundland, Shoezone, Pep & Co** and **Quiz Ladieswear**.

ACCOMMODATION

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

Ground Floor	2,340 sq ft	(217.4 sq m)
Lower Mezzanine	1,280 sq ft	(118.9 sq m)
Basement	819 sq ft	(76.1 sq m)
Total	4,439 sq ft	(412.4 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

Rent available on application.

RATING

We have been verbally advised by the Rates Authority that the rateable value of the subjects with effect from 1 April 2010 is **£137,000**. (Each new occupier has the right of appeal against this figure).

Based on a rate poundage of 48.4p, (plus large property supplement of 2.6p) this rateable value will result in an estimated rates liability in financial year 2016/17 of **£69,870**.

SERVICE CHARGE

The budget service charge for the current financial year is £23,028.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating = E

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 the sole letting agents Eric Young & Co - 0131 226 2641.

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