

TO LET / MAY SELL

Retail Premises /
Redevelopment Opportunity

105/107 High Street
Falkirk
FK1 1ED



LOCATION

Falkirk is one of the principal towns within the central belt of Scotland and is situated approximately 15 miles east of Glasgow and 24 miles west of Edinburgh.

The town has a residential population in excess of 32,000 people and serves an estimated catchment of 140,000 within a 6 mile radius.

This unit is situated in a prime position close to the main entrance to the Howgate Shopping Centre on the south side of the pedestrianised High Street.

Nearby occupiers include Marks & Spencer, Boots, Burton, Thomas Cook and WH Smith.

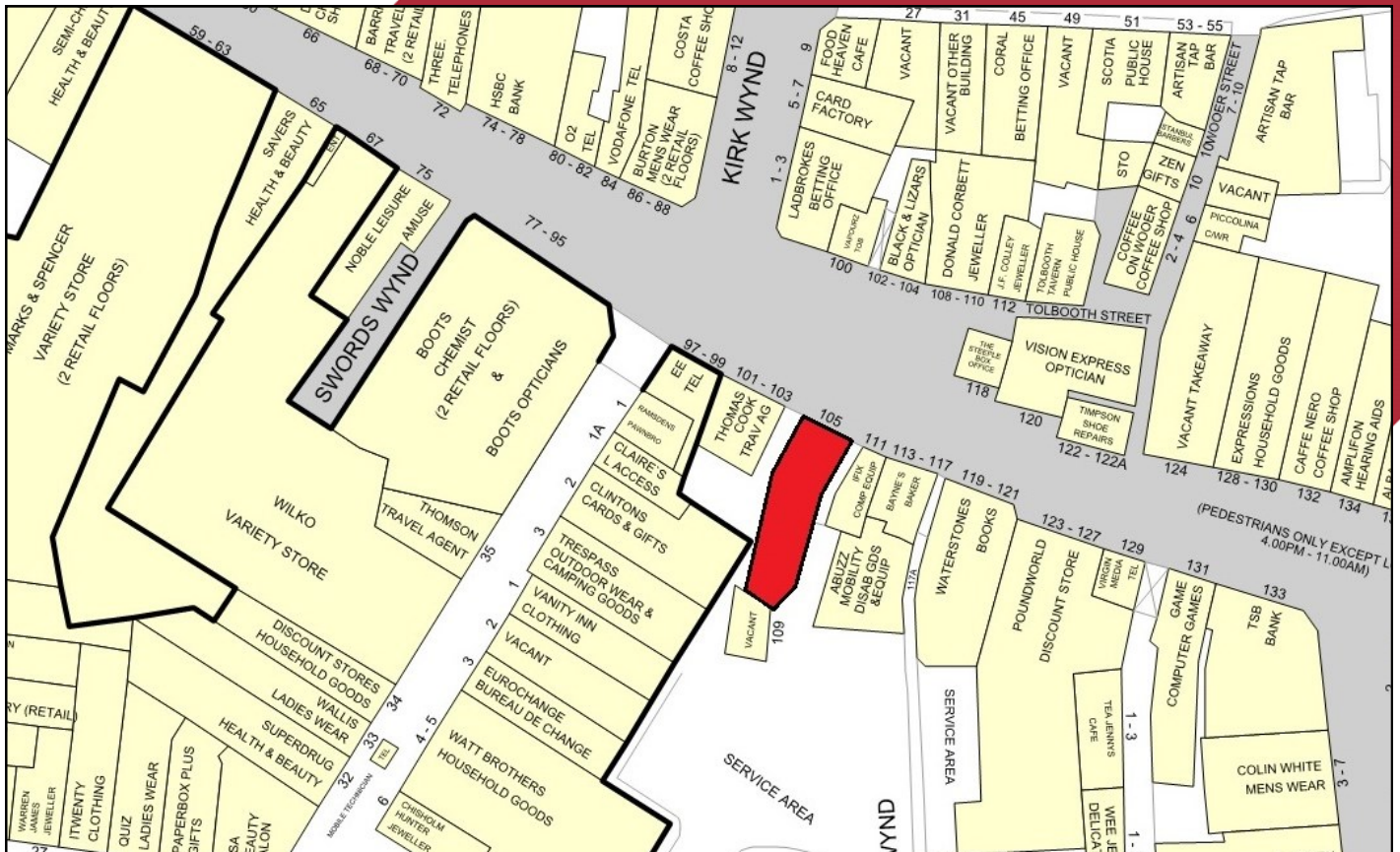
DESCRIPTION

The subjects are arranged over ground and first floors and extend to the following approximate areas:

Ground:	113.79 sq m	1,225 sq ft
First:	169.21 sq m	1,821 sq ft
Total:	283.00 sq m	3,046 sq ft

DEVELOPMENT POTENTIAL

Subject to planning, the property has the potential to be split, such that the ground floor becomes a single floor lock-up shop unit, with the upper floor (accessed off Wilson's Close adjacent) suitable for conversion to residential.



LEASE

The subjects are available on a new full repairing and insuring lease for a term to be agreed, subject to five-yearly upward only rent reviews.

Rental offers in the region of £45,000 per annum are invited.

SALE

Alternatively, the premises may be available for sale - price available upon request.

RATEABLE VALUE

We are verbally informed by the Local Rating Authority that the rating assessment for 2018/2019 is as follows:

Rateable Value: £30,500
Rates Payable: £14,640

ENERGY PERFORMANCE CERTIFICATE

Available upon application.

LEGAL EXPENSES

Each party will bear their own legal expenses incurred in connection with this transaction.

VAT

All prices are quoted exclusive of VAT.

VIEWING & FURTHER INFORMATION

Strictly by appointment through the sole agent:

Donald M Syme
T: 0141 285 7943
E: donald@symeproperty.co.uk