

# TO LET

Retail Premises

\*\*\* ON THE INSTRUCTIONS OF ASDA \*\*\*

9 Newmarket Centre

Newmarket Street

Falkirk

FK1 1JT

[www.asda.live.jll.com](http://www.asda.live.jll.com)



## 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.

The subject premises are situated in the heart of the town centre on Newmarket Street, adjacent to **Asda** and **George** and close to the Council offices.

## DESCRIPTION

The property is arranged over two floors, with retail at ground floor and ancillary accommodation at first floor. Loading and servicing is directly from the rear via the Asda service area.

The premises provide the following approximate net internal floor areas:

Ground Floor:	88.26 sq m	950 sq ft
First Floor:	42.18 sq m	454 sq ft
<b>TOTAL:</b>	<b>130.43 sq m</b>	<b>1,404 sq ft</b>

## TENURE

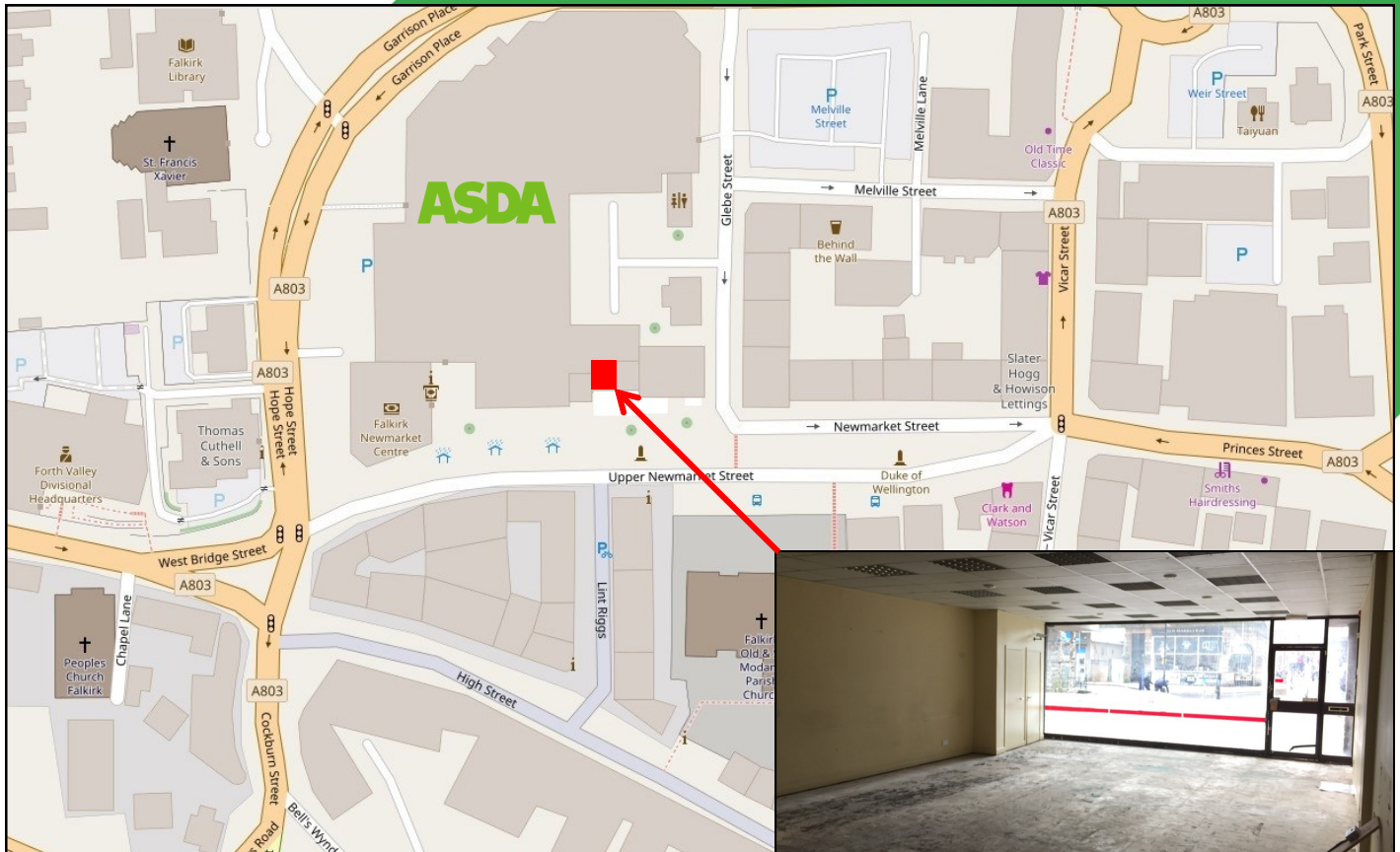
The subjects are available on a new full repairing and insuring lease for a term to be agreed, subject to five-yearly upward only rent reviews.

## RENTAL

Rental offers in the region of £20,000 per annum are invited.

**Syme**  
PROPERTY CONSULTANCY  
0141 285 7945  
[www.symeproperty.co.uk](http://www.symeproperty.co.uk)

**LAMBERT  
INNES**  
PROPERTY CONSULTANTS  
0141 248 5878  
[www.lambertinnes.co.uk](http://www.lambertinnes.co.uk)



### RATEABLE VALUE

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

Rateable Value: £28,750 per annum  
Rates Payable: £13,800 per annum

### ENERGY PERFORMANCE CERTIFICATE

Available upon application.

### PLANNING

The property was last used as a café, thus we understand it benefits from Class 3 consent. Therefore, under the Use Classes Order Scotland, it is also permitted for uses under Classes 1 and 2. Interested parties should make their own enquiries in this regard.

### LEGAL EXPENSES

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

The incoming tenant will be responsible for Land and Buildings Transaction Tax, registration dues and any VAT incurred thereon.

### VAT

All prices are quoted exclusive of VAT.

### VIEWING & FURTHER INFORMATION

Strictly by appointment through the joint letting agents:

Donald M Syme  
Syme Property Consultancy  
T: 0141 285 7943  
E: [donald@symeproperty.co.uk](mailto:donald@symeproperty.co.uk)

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*Details of opportunities available in other Asda stores  
can be found at:*

[www.symeproperty.co.uk](http://www.symeproperty.co.uk)  
OR  
[www.lambertinnes.co.uk](http://www.lambertinnes.co.uk)

### IMPORTANT NOTICE

Whilst every effort has been made to ensure accuracy, no responsibility is taken for any error, omission or mis-statement in these particulars which do not constitute an offer or contract. No representation or warranty is made or given either during negotiations or in particulars by vendor, lessors or the agent. All figures are exclusive of rates, service charge, VAT and all other outgoings. June 2018.