

**123/127 HIGH STREET,
FALKIRK FK1 1ES**

**PROMINENT TOWN CENTRE
RETAIL OPPORTUNITY**

TO LET

SPRINGFORD

COMMERCIAL PROPERTY CONSULTANTS



Prominent town centre retail opportunity

- Located on prime pitch of pedestrianised High Street.
- Well-proportioned modern retail unit in fully refurbished condition.
- Dedicated rear service area and parking.
- Occupiers in the immediate vicinity include Waterstones, Caffè Nero, Virgin Media, Game, McDonald's, Baynes Bakers, Boots, Wilko and the main pedestrian entrance of The Howgate Shopping Centre.
- Catchment population of over 250,000 people within 20 minute drive time.

LOCATION

Falkirk, one of Scotland's largest towns, is located within the central belt approx. **25 miles east of Glasgow** on the A80 and **26 miles west of Edinburgh** on the M9. The town has a resident population of approx. 37,000 persons and serves an estimated catchment of around **44,000 people within a 6 mile radius**.

The subject premises occupy a prime position on the **south side of the High Street**. Occupiers in the immediate vicinity include **Waterstones** (recently extended their lease for a further five years), **Caffè Nero, Virgin Media, Game, McDonald's, Baynes Bakers, Boots, Wilko** and the main pedestrian entrance of **The Howgate Shopping Centre is close by**.

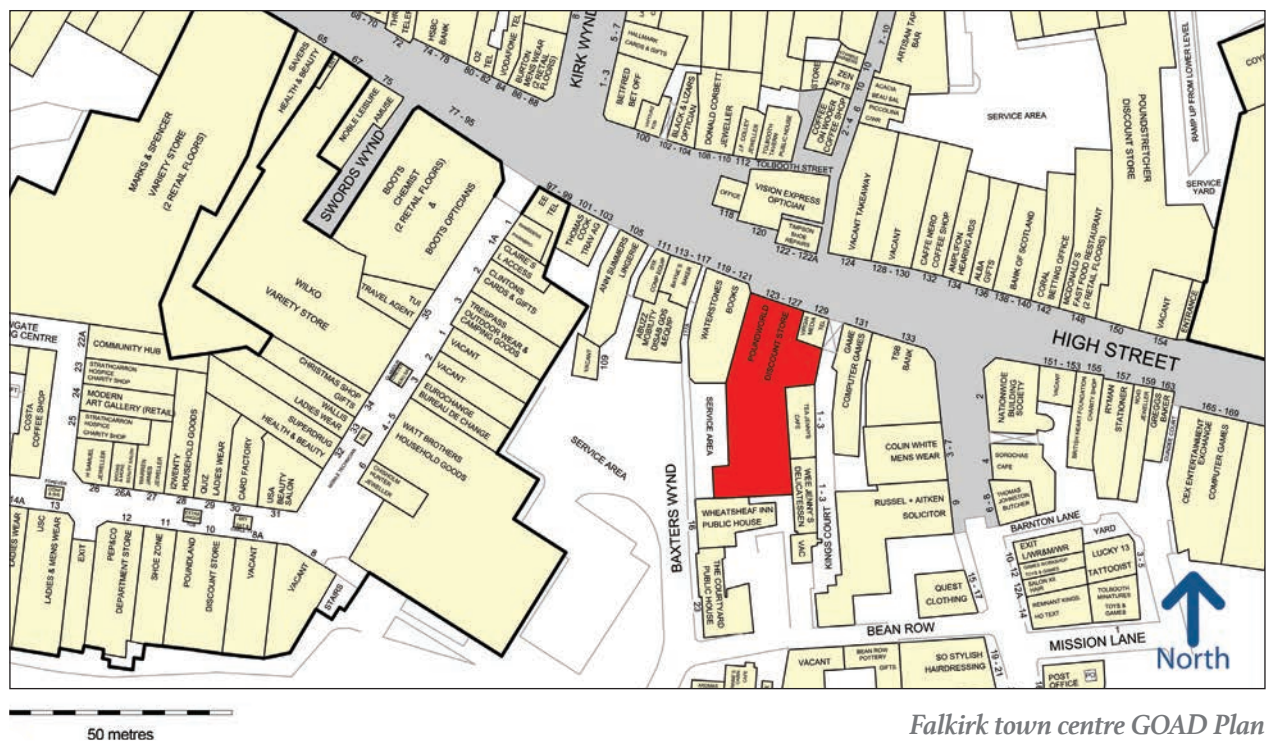
DESCRIPTION

Recently refurbished, the subjects comprise a double windowed retail unit arranged over the ground, first and second floors. The ground and first floor were previously extended to provide excellent retail accommodation on the ground floor with good ancillary accommodation within the rear extension on the first floor. Access is via a goods lift from a ground floor loading bay and dedicated service area (with additional parking) accessed directly from Baxters Wynd. The original sandstone building has been largely retained on the first and second floors at the front of the property, providing office, staff and storage accommodation.

ACCOMMODATION

The premises comprise the following net internal areas

Ground	5,820 sqft	(540.70 sqm)
First	3,310 sqft	(307.50 sqm)
Second	630 sqft	(58.50 sqm)
Total	9,760 sqft	(906.70 sqm)

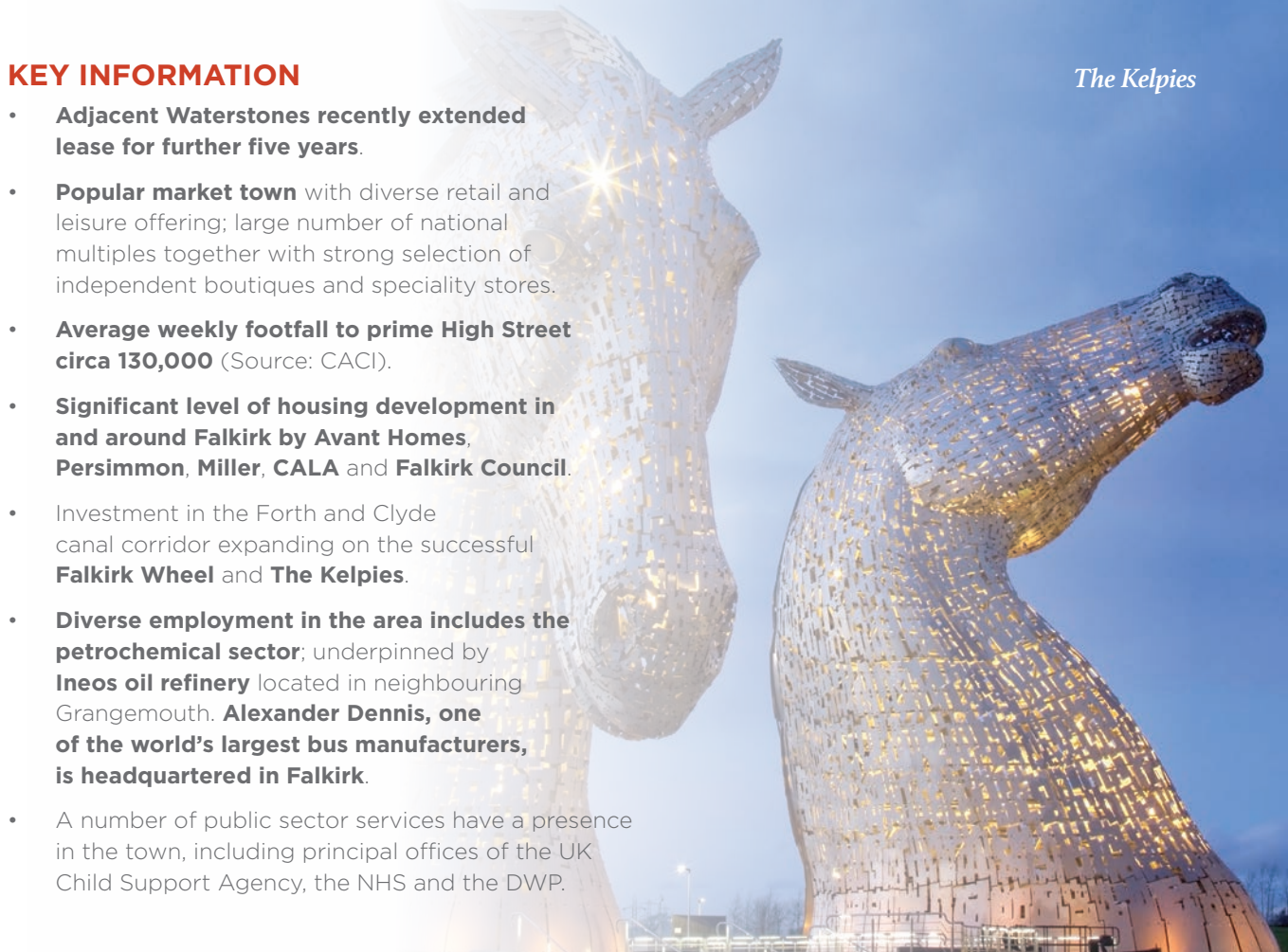


Falkirk town centre GOAD Plan

KEY INFORMATION

- **Adjacent Waterstones recently extended lease for further five years.**
- **Popular market town** with diverse retail and leisure offering; large number of national multiples together with strong selection of independent boutiques and speciality stores.
- **Average weekly footfall to prime High Street circa 130,000** (Source: CACI).
- **Significant level of housing development in and around Falkirk by Avant Homes, Persimmon, Miller, CALA and Falkirk Council.**
- Investment in the Forth and Clyde canal corridor expanding on the successful **Falkirk Wheel** and **The Kelpies**.
- **Diverse employment in the area includes the petrochemical sector;** underpinned by **Ineos oil refinery** located in neighbouring Grangemouth. **Alexander Dennis, one of the world's largest bus manufacturers, is headquartered in Falkirk.**
- A number of public sector services have a presence in the town, including principal offices of the UK Child Support Agency, the NHS and the DWP.

The Kelpies



LEASE TERMS

Subject to vacant possession the property is offered for lease on a new full repairing and insuring lease for a negotiable period, subject to 5 yearly upward only rent reviews.

RATEABLE VALUE

The premises are entered in the 2017 Valuation Roll as follows:

Rateable Value £82,000.

Commercial Rate Poundage £0.466 (exclusive of water and sewerage rates). Please note any new occupier has the right to appeal within 6 months of occupation.

PLANNING

The property benefits from Class 1 Retail consent and may be suitable for alternative use subject to obtaining the appropriate consent. The landlord will consent to support applications for change of use. Interested parties are advised to make their own enquiries directly with the local Planning Department.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with this 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.

ENTRY

By agreement.

EPC

EPC Rating E.

A copy of the EPC and report can be provided on request.



VIEWING AND FURTHER INFORMATION

Strictly by appointment through the sole letting agent.

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