TO LET PRIME RETAIL UNIT WITH CLASS 3 CONSENT



74 HIGH STREET FALKIRK



LOCATION

Falkirk is situated approximately 23 miles to the west of Edinburgh and 25 miles north east of Glasgow, with a resident population of approximately 35,000 people, and an estimated catchment of 140,000 within a 6 mile radius.

The subjects occupy a prime retail position on High Street, close to the entrance of the Howgate shopping centre. Nearby retailers include Boots, Costa, 3 and O2 etc.

DESCRIPTION

The premises comprise the basement, ground, first, second and third floors of a three storey sandstone tenement building under a pitched and slated roof.

FLOOR AREA

Basement	1,680 sq ft	(156.07 sq m)
Ground Floor	2,855 sq ft. ×	(265.22 sq m)
First Floor	∠	∠ (108.69 sq m) ∠
Second Floor	1,440 sq ft	(133.71 sq m)
Third Floor	د ً × 900 sq ft ً × ً ا	(83.61 sq m)

74 HIGH STREET FALKIRK





RENT

£32,500 per annum.

RATES

Rateable Value £42,000 pa.

PLANNING

The unit benefits from Clas 1A / Class 3 planning consent.

TIMING

Immediate, subject to vacant possession.

EPC

Available on request.

VIEWING

Via the sole letting agent:



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