



TO LET

8-14 High Street, Falkirk, FK1 1EY

Prominent Town Centre location

Class 2 consent

Ground floor retail unit with 1st & 2nd floor office accommodation

Flexible lease terms available

Incentive packages offered

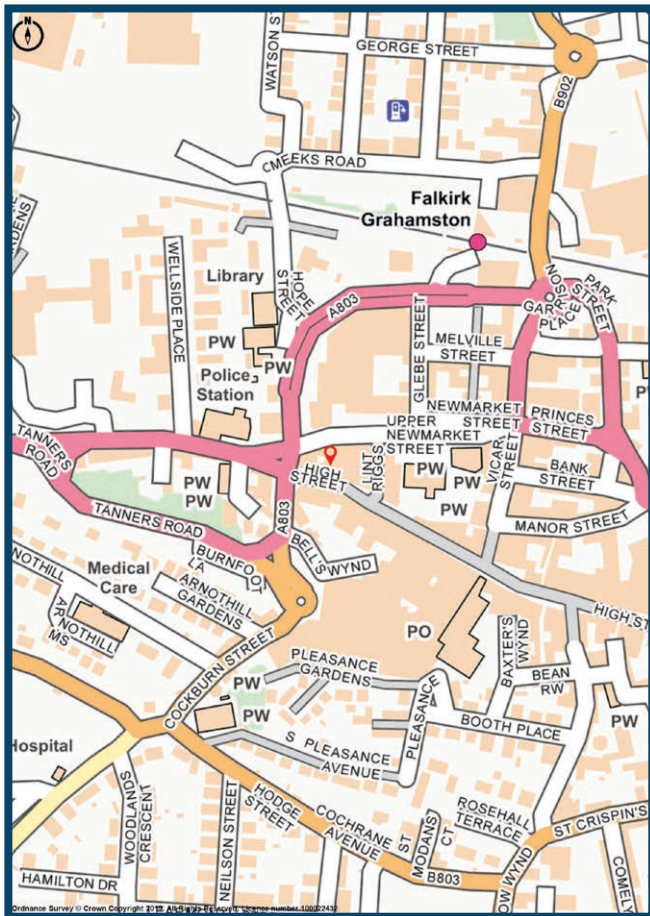
LOCATION:

The premises are situated on the northern side of High Street in closed proximity with Lint Riggs. High Street forms the main pedestrianised retail street within the retail centre of Falkirk.

In this respect, the subjects occupy a prominent town centre position within the heart of Falkirk's commercial centre with nearby occupiers including British Heart Foundation, Greggs and Cash Converters and Specsavers.

Falkirk itself comprises an important town within central Scotland forming the main administrative centre for the surrounding district and is such provides extensive retail, leisure and local government facilities. The town's position ensures that Falkirk benefits from excellent transportation links to the remainder of the country with the town having a resident population of over 35,000 people with a district catchment of 156,000.

The location of the subjects are shown on the appended plan.

**DESCRIPTION:**

The subjects comprise a retail/Class 2 premises arranged over the ground first and second floors of a mid-terraced two storey building which is assumed to be of brick construction under a pitched roof.

The retail frontage to the High Street comprises an aluminium/glazed entrance door together with aluminium framed display windows.

Internally the subjects are arranged over the ground floor to provide the main retail/reception area with access to the above office space from the rear personnel lift and stairwell. The first and second floors provides open plan office space with various meeting rooms separate male and female WC's and kitchen facilities.

ACCOMMODATION:

We would summarise the subjects net internal areas as undernoted:

Ground Floor	66.62 sq. m	717 sq. ft.
First Floor	240.35 sq. m	2,587 sq. ft.
Second Floor	241.69 sq. m	2,602 sq. ft.
Total	548.66 sq. m	5,906 sq. ft.

RATEABLE VALUE:

Having regard to the Scottish Assessors Association Website we note that the subjects are entered in the current valuation roll as follows £71,000.

VIEWING:

Strictly by arrangement with the sole letting agents.

VAT:

All prices quoted are exclusive of VAT which maybe chargeable.

ENERGY PERFORMANCE:

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request.

LEGAL EXPENSE:

Each party will be responsible for the payment of their own legal costs. The incoming tenant will be responsible for the payment of any LBTT, registration dues and VAT incurred.

FURTHER INFORMATION:

All offers should be submitted in strict Scottish Legal form to the following offices:

DM Hall LLP
Unit 6a
The Courtyard
Callendar Business Park
Falkirk
FK1 1XR

Tel: 01324 628321

EMAIL: michael.mcintyre@dmhall.co.uk
rachel.mccall@dmhall.co.uk

You are advised to notify your interest to this office in order to enable us to advise you in the event of a closing date being set.

DATE OF ENTRY:

By agreement.

Ref: ESA1977

Date of publication: September 2019

IMPORTANT NOTE

DM Hall for themselves and for the vendors or lessors of this property, whose agents they are, give notice that:

- (i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.
- (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- (iii) No person in the employment of DM Hall has any authority to make or give any representation or warranty whatever in relation to the property.
- (iv) All prices, premiums and rents quoted are exclusive of VAT.
- (v) The information contained in these particulars has been checked and, unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outside our control.
- (vi) These particulars are provided for record purposes only and are not intended to create, nor to be relied upon as creating, any contractual relationship or commitment. Any contract shall only be entered into by way of our clients' solicitors.