

# FOR SALE

## Retail Investment

 98 High St, Falkirk,  
FK1 1ED

- 🏠 Prime High Street pitch
- 🏠 Opposite Howgate Centre
- 🏠 Rare investment opportunity
- 🏠 Category B Listed building
- 🏠 Leased to Betfred
- 🏠 FRI lease to May 2028
- 🏠 VAT free investment
- 🏠 Net Initial Yield 9%

**kirkstone**  
PROPERTY CONSULTANCY

[www.kirkstoneproperty.com](http://www.kirkstoneproperty.com)



Viewing by appointment with the sole selling agents;

Kirkstone Property Consultancy  
Suite 2/3, West George Street, Glasgow, G2 1BP

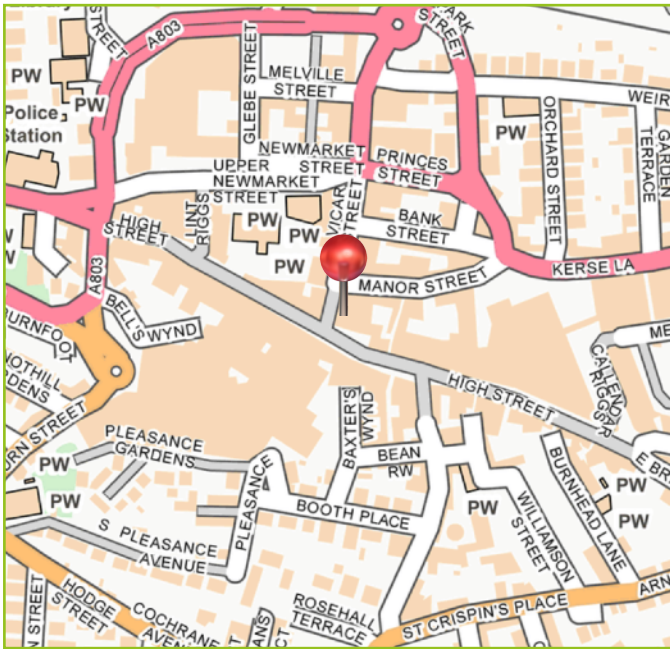
0141 291 5786



## Location

Falkirk is the main town in the central belt of Scotland, lying close to mid-way between Edinburgh and Glasgow forming the main administrative centre for the surrounding district. The A904 Ladysmill is in close proximity and provides direct access to the M9 motorway. Falkirk Grahamston is the nearest train station located a short distance to the north of the property.

The property is located in a prominent situation on the corner of High Street and Kirk Wynd, in the heart of the prime pedestrianised shopping pitch on High Street, immediately in front of the Howgate Shopping Centre. Neighbouring occupiers including Boots, Waterstones, EE and Costa Coffee.



Kirkstone Property Consultancy is a Limited company Registered in Scotland No SC682540, Kirkstone Property Consultancy for themselves and the Vendors/Lessors of this property for whom they act give notice that (1) All statements contained in these particulars are made without acceptance of any liability in negligence or otherwise by Kirkstone Property Consultancy, for themselves or for the Vendors/Lessors. (2) These particulars do not and shall not constitute, in whole or in part, an offer or a contract or part thereof, and Kirkstone Property Consultancy have no authority to make or enter into any such contract or offer. (3) The Vendors/Lessors do not make, give or imply, not do Kirkstone Property Consultancy or any person in their employment have any authority to make, give or imply, whether in these particulars or otherwise any representation or warranty whatsoever in relation to the property. (4) None of the statements contained in these particulars is to be relied on as a statement or representation of fact or warranty on any matter whatsoever, and intending purchasers must satisfy themselves by whatever means as to the correctness of any statements made within these particulars. (5) Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax. Date of Publication: May 2023.

## Description

The subjects comprise a ground and basement level corner retail unit within a category B-listed building of masonry construction, under a pitched and slated roof. The Edwardian building features ornate sandstone walls to the principal street frontage, and is arranged over five floors.

Access to the property is via a recessed pedestrian entrance door. Internally, there is an open plan sales area which has been fitted out with corporate branding. The ceilings are of suspended tile grid which incorporate recessed spot lighting. The flooring is covered with commercial laminate. Customer welfare facilities are located to the rear. An internal stairwell provides access to the basement which has a staff breakout area, kitchen and ancillary space.

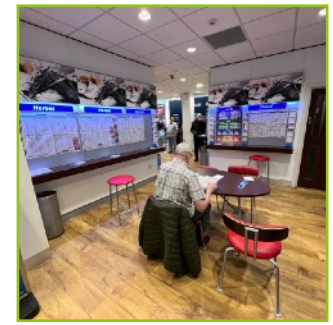
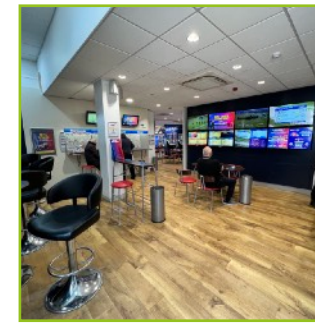
## Accommodation

Floor	Accommodation	NET INTERNAL AREA	
		sq m	sq ft
Ground	Sales area, office & kitchen	99.6	1072
Basement	Storage & staff room	65.9	709
<b>TOTAL</b>		<b>165.5</b>	<b>1781</b>

The above areas have been calculated on a NIA basis in compliance with the RICS Code of Measuring Practice (6th edition).

## Tenancy

The property is let to Done Brothers (Cash Betting) Limited on a lease that commenced in May 2013 and expires in May 2028. The current rent is £25,000 per annum. The lease is subject to a tenant only break option in May 2026.



## Offers

Offers over £275,000 are invited for our clients' heritable interest (Scottish equivalent to English Freehold) subject to the leasing agreement in place. Based on a rental income of £25,000 pa, a purchase at this level would reflect a net

## Rateable Value

According to the Scottish Assessors Association, the subjects have a Rateable Value of £27,500 effective from 1st April 2023.

## Energy Performance

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

## VAT

The subjects have not been elected for VAT and therefore no VAT will be payable on the sale price.

## Legal Costs

Each party will be responsible for their own legal costs. The purchaser will be responsible for any registration dues and LBTT.

