



### Prime Retail Unit Fully Fitted

**Rent: £30,000 pa**

**NIA: 4,439 sq ft**

#### Location

Falkirk is a thriving town in the central belt of Scotland. The town has a resident population in excess of 32,000 people and serves an estimated catchment of 140,000 within a 6 mile radius. Nearby retailers include **Poundland**, **Shoe Zone**, **The Works** and **Quiz Ladieswear**.

#### Accommodation

The unit is arranged over ground, lower mezzanine and basement and extends to the following approximate areas:

Ground Floor: **2,340 sq ft / 217.4 sqm**  
Lower Mezzanine: **1,280 sq ft / 118.9 sqm**  
Basement: **819 sq ft / 76.1 sqm**  
**TOTAL: 4,439 sq ft / 412.4 sqm**

#### Rent

Offers over **£30,000 pa**

#### Lease

The subjects are available on a new FRI lease.

#### Rates

Rateable Value: **£39,250**  
UBR (2020/21): **49.8p**  
Rates Payable: **£19,546 pa**

#### Service Charge

The budget service charge for the current financial year is **£26,701**

#### EPC

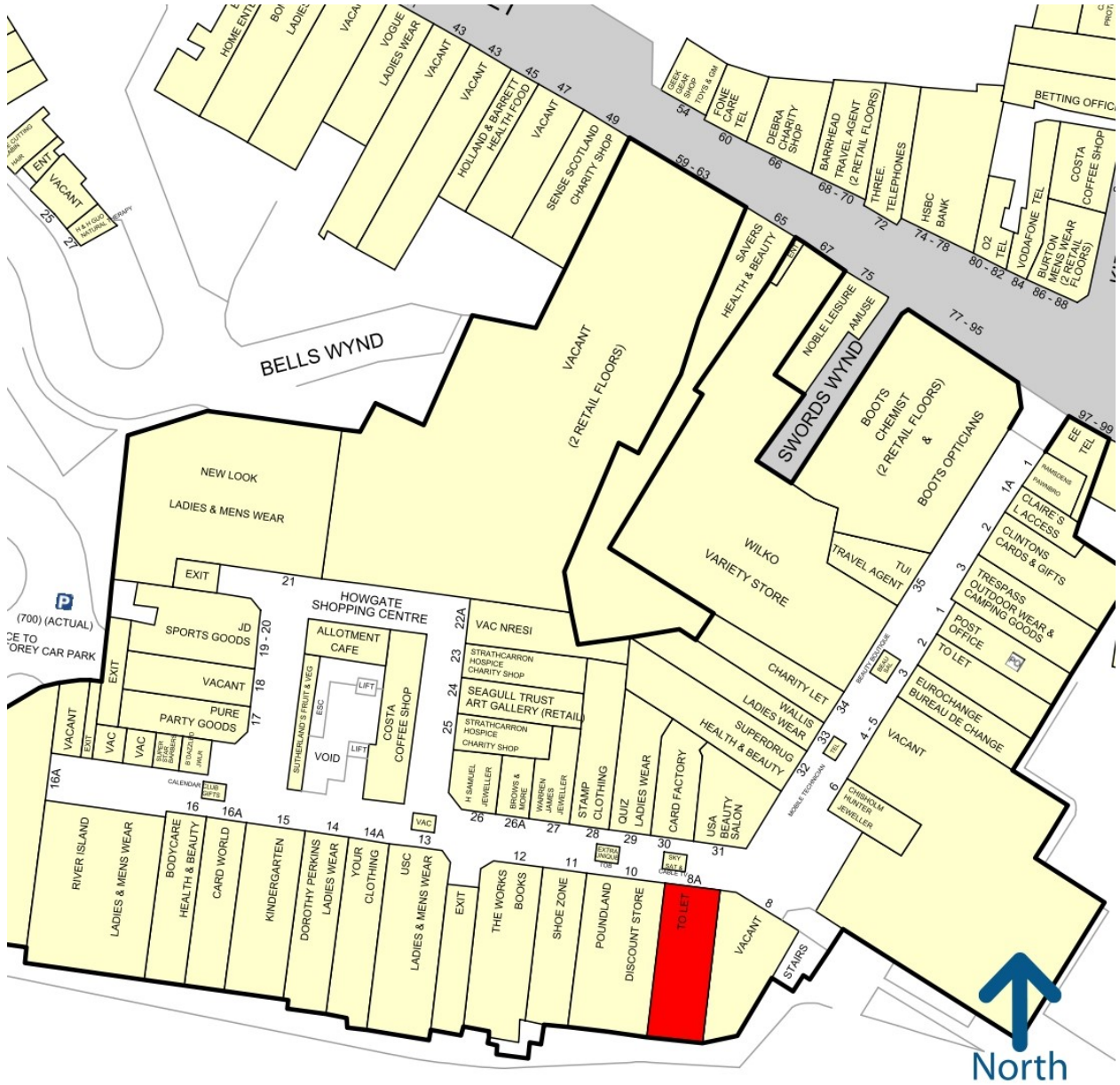
This property has an EPC rating of E.

#### Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction. For the avoidance of doubt the ingoing tenant will be responsible for Land & Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.

TO LET

Unit 8A  
Howgate Shopping Centre  
Falkirk FK1 1HG



Viewing strictly by appointment with ORINSEN

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