



### Fully Fitted Shop Unit

Rent: **£7,000 pa**

Ground Floor: **2,195 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 **Boots**, **River Island** and **Superdrug**.

### Accommodation

We calculate the unit to extend to the following net areas and dimensions:

Internal Width: **22 ft 11 ins / 6.99 m**  
Shop Depth: **91 ft 6 ins / 27.89 m**  
Ground Floor: **2,195 sq ft / 203.92 sqm**

### Rent

Offers over **£7,000 pa**

### Lease

The subjects are available on a new FRI lease.

### Rates

Rateable Value: **£17,400**  
UBR (2020/21): **£0.498**  
Rates Payable: **£8,367 pa**

### Service Charge

The budget service charge for the current financial year is **£18,367**

### EPC

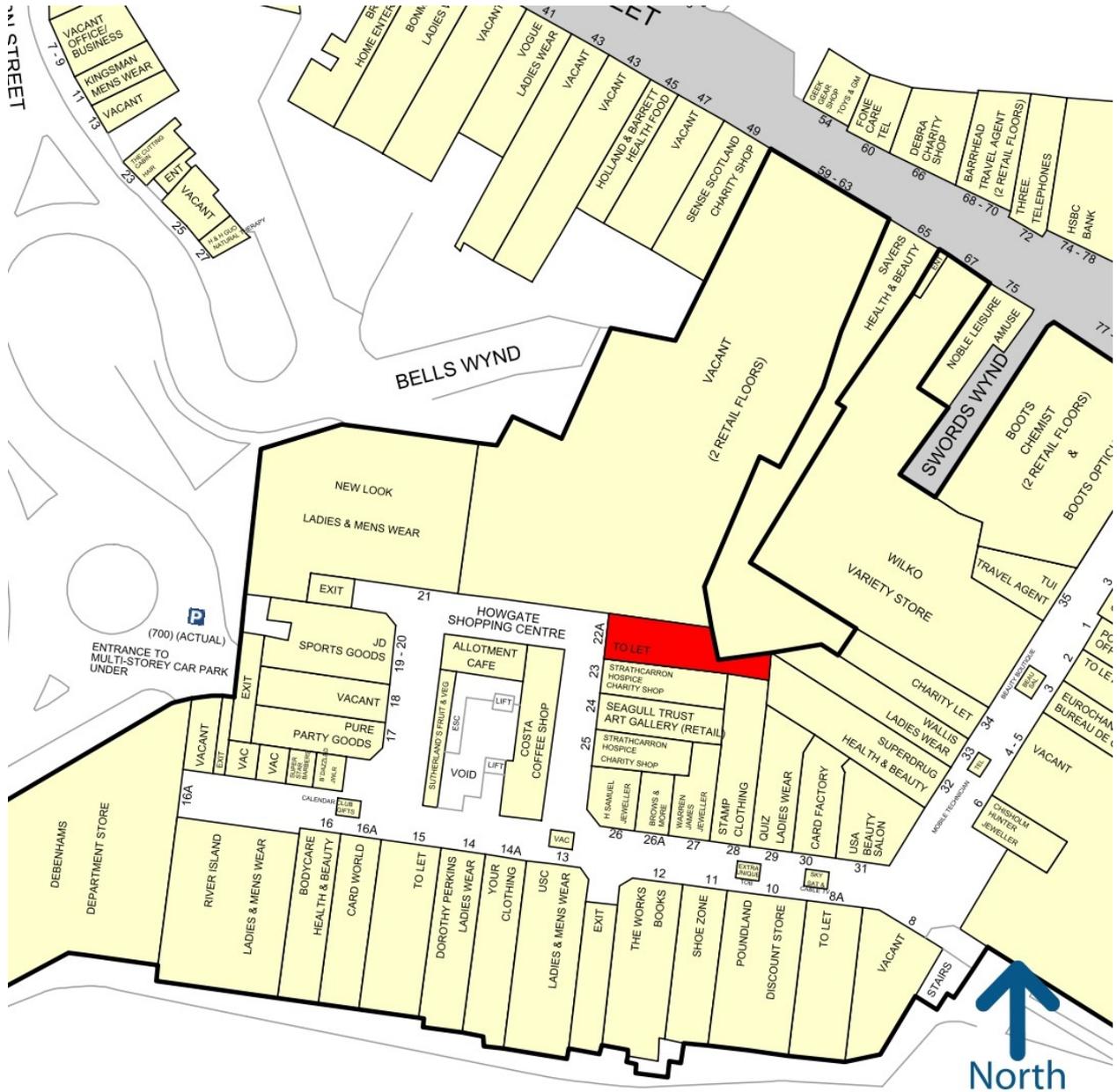
This property has an EPC rating of F.

### 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 22A  
Howgate Shopping Centre  
Falkirk FK1 1HG



Viewing strictly by appointment with ORINSEN

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