



Prime Retail Unit Fully Fitted

Rent: **£22,000 pa**

Ground Floor: **1,555 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 occupiers include **Wilkinsons, Superdrug, EE** and **Clintons**.

Accommodation

The unit is arranged over ground and basement floors and extends to the following approximate net internal floor areas:

Ground Floor: **1,555 sq ft / 144.46 sqm**
Basement: **891 sq ft / 82.78 sqm**
TOTAL: 2,446 sq ft / 227.24 sqm

Rent

£22,000 pa

Lease

The subjects are available on a new FRI lease.

Rates

Rateable Value: **£39,250**
UBR (2020/21): **£0.498**
Rates Payable: **£19,546 pa**

Service Charge

The budget service charge for the current financial year is **£15,704**

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.



Viewing strictly by appointment with ORINSEN

Tom Forster

T. 0131 374 1115
M. 07919 920 126
E. tforster@orinsen.com

Charlotte Young

T. 0131 374 1118
M. 07825 167 883
E. cyoung@orinsen.com

important notice

ORINSEN, their clients and any joint agents give notice that:

They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It is assumed that the property has all necessary planning, building regulations or other consents and ORINSEN have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Unless otherwise stated all prices and rents are quoted exclusive of VAT. Prospective purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.