

# DM HALL

## To Let

Retail

16 High Street,  
Falkirk,  
FK1 1EY



701 sq m  
(7,545 sq ft)

# Property Details

- Significant Retail Premise
- Prominent Town Centre Location
- Ground and Lower Ground Floor Accommodation
- Flexible Terms Available

## LOCATION:

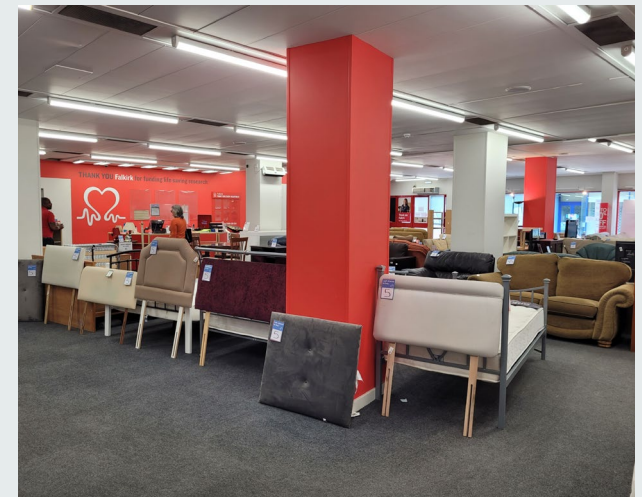
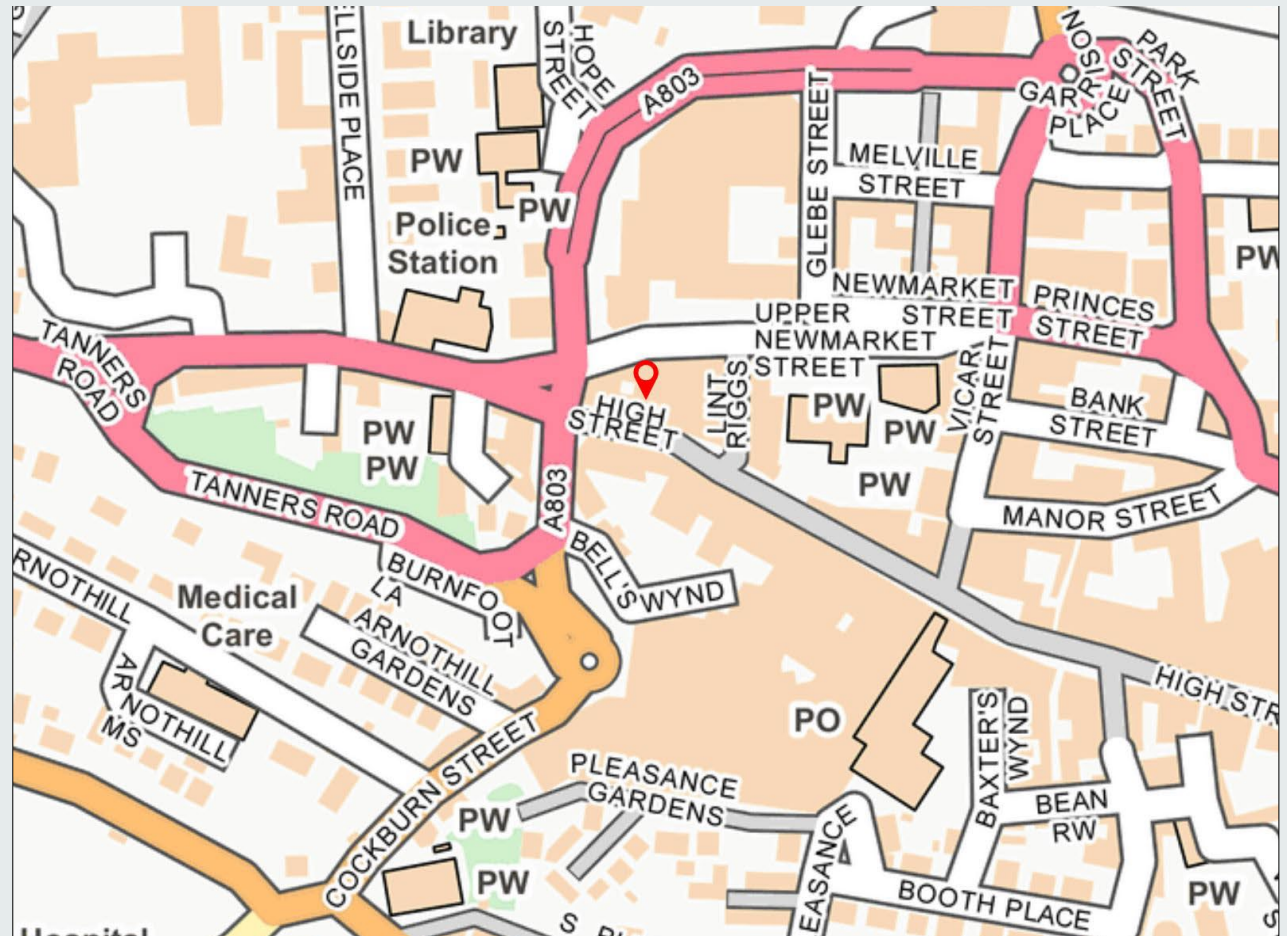
The premises are situated on the northern side of the Falkirk's pedestrianised High Street, in close proximity to its junction with Lint Riggs, forming part of the town's main commercial centre.

Falkirk itself comprises an important town within central Scotland, forming the main administrative centre for the surrounding district, providing extensive retail, leisure and local government facilities. The town benefits from excellent transportation links to the rest of the country and has a resident population of 35,000 people with a district catchment of 156,000.

The subjects occupy a prominent town centre position with nearby occupiers including Greggs, Cash Converters and The Salvation Army.

## DESCRIPTION:

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



# Property Details

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

Internally, the subjects are arranged over the ground floor to provide the main retail area with a goods lift and stairwell providing access to the lower ground floor.

In addition to the main sales space the ground floor also provides an office/storage room, staff room with kitchen facilities, and 2 separate WCs.

The lower ground floor consists of a large storage area, two office rooms and a goods access door to the rear leading on to Newmarket Street.

## ACCOMMODATION:

The property has been measured in accordance with RICS Code of Measuring Practice - 6th Edition on a net internal basis and is as follows:

Ground Floor	321 sq. m	3,455 sq. ft.
Lower Ground Floor	380 sq. m	4,090 sq. ft.

## RATEABLE VALUE:

According to the Scottish Assessors' Association website, the subjects have a Rateable Value of £36,000 per annum.

**DM HALL**



Regulated by  
**RICS**

## LEASE TERMS:

The subjects are offered on normal full repairing and insuring lease terms, for a period to be negotiated, incorporating rent reviews at appropriate intervals.

## RENT:

Offers of £35,000 per annum exclusive are invited

## ENERGY PERFORMANCE:

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

## VAT:

All prices quoted are exclusive of VAT which maybe chargeable.

## LEGAL COSTS:

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 in the transaction.

## ENTRY:

Upon completion of legal formalities.

## FURTHER INFORMATION:

Strictly by contacting the sole letting agents.

## VIEWING:

Strictly by arrangement with the agents.



# Make an enquiry

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**DM Hall Commercial Department**

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**Callendar Business Park, Falkirk, FK1 1XR**

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