



## Attractive Town Centre Investment

### Let to Luxury Leisure

**Rent: £20,833 pa**

**Expiry: 18<sup>th</sup> April 2033 (no break options)**

**Offers Invited**

### Location

The subject's occupy a prime position on High Street within the town of Falkirk. Falkirk has a central location within Scotland and excellent road connectivity, with easy access to Junction 7 of the M80 and Junction 6 of the M9, both within a 5-mile radius. These junctions provide convenient links to major road networks across the country. The town also offers nearby access to public transportation, with Falkirk Grahamston railway station and regular bus services available nearby.

Positioned in Falkirk's town centre, the property occupies a prominent pitch on Falkirk's main retailing thoroughfare. Surrounding occupiers are a vibrant mix of local and national businesses, including renowned names such as Boots, Specsavers, Caffé Nero and Vodafone.

### Accommodation

The subjects form the ground, first and attic floors of a 3 storey building of stone construction. The property benefits from a large glazed double frontage.

Internally the unit provides a large open plan sales area to the front of the property, with a café situated towards the rear. The upper floor is used for additional storage accommodation.

The premises extend to the following approximate areas:

Ground Floor: 2,044 sq ft / 189.89 sqm

First Floor: 1,152 sq ft / 107.2 sqm

### Tenancy

The subjects are let to Luxury Leisure t/a Admiral Casinos on a full repairing and insuring lease with a schedule of condition. The passing rent is £20,833 per annum with a lease expiry on 18<sup>th</sup> April 2033. There shall be an open market rent review on the 5<sup>th</sup> anniversary.

### Price

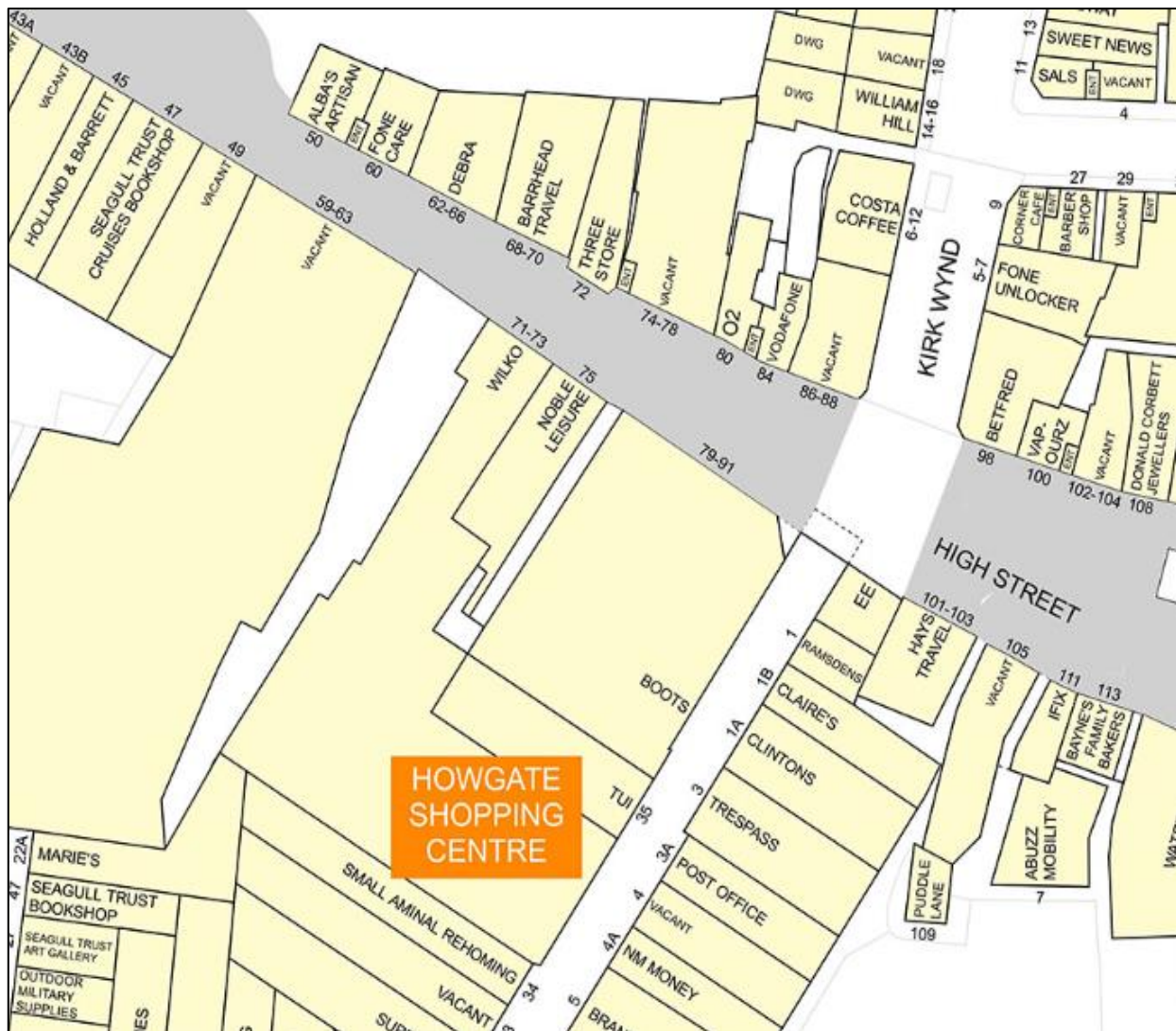
Offers invited.

### EPC

On application

### Legal Costs

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



Viewing strictly by appointment with -

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**BRITTON**  
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**For Sale**

75-77 High Street  
Falkirk FK1 1ES





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