



Prime Retail Unit

Subject to Vacant Possession

Rent: o/o £32,500 pa

NIA: Ground Floor: 1,152 sq ft / First Floor: 1,028 sqft

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. 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 national operators such as Specsavers, Bob & Berts, Caffè Nero and Waterstones.

Accommodation

The unit is arranged over ground and first floors and extends to the following approximate areas:

Ground Floor: 1,152sq ft / 107.02 sqm
First Floor: 1,028 sqft / 95.50 sqm

Rent

Offers of £32,500 pa exclusive are invited.

Lease

The subjects are available on a new FRI lease.

Rates

Rateable Value: £18,900
UBR (2025/26): £0.498
Rates Payable: £9,412.20 pa

Planning

We have been verbally advised by the Local Planning Authority that the subjects currently benefit from Class 1A consent and can therefore be used for retail/office use. Interested parties are advised to speak directly to the Local Planning Authority.

EPC

On application

Legal Costs

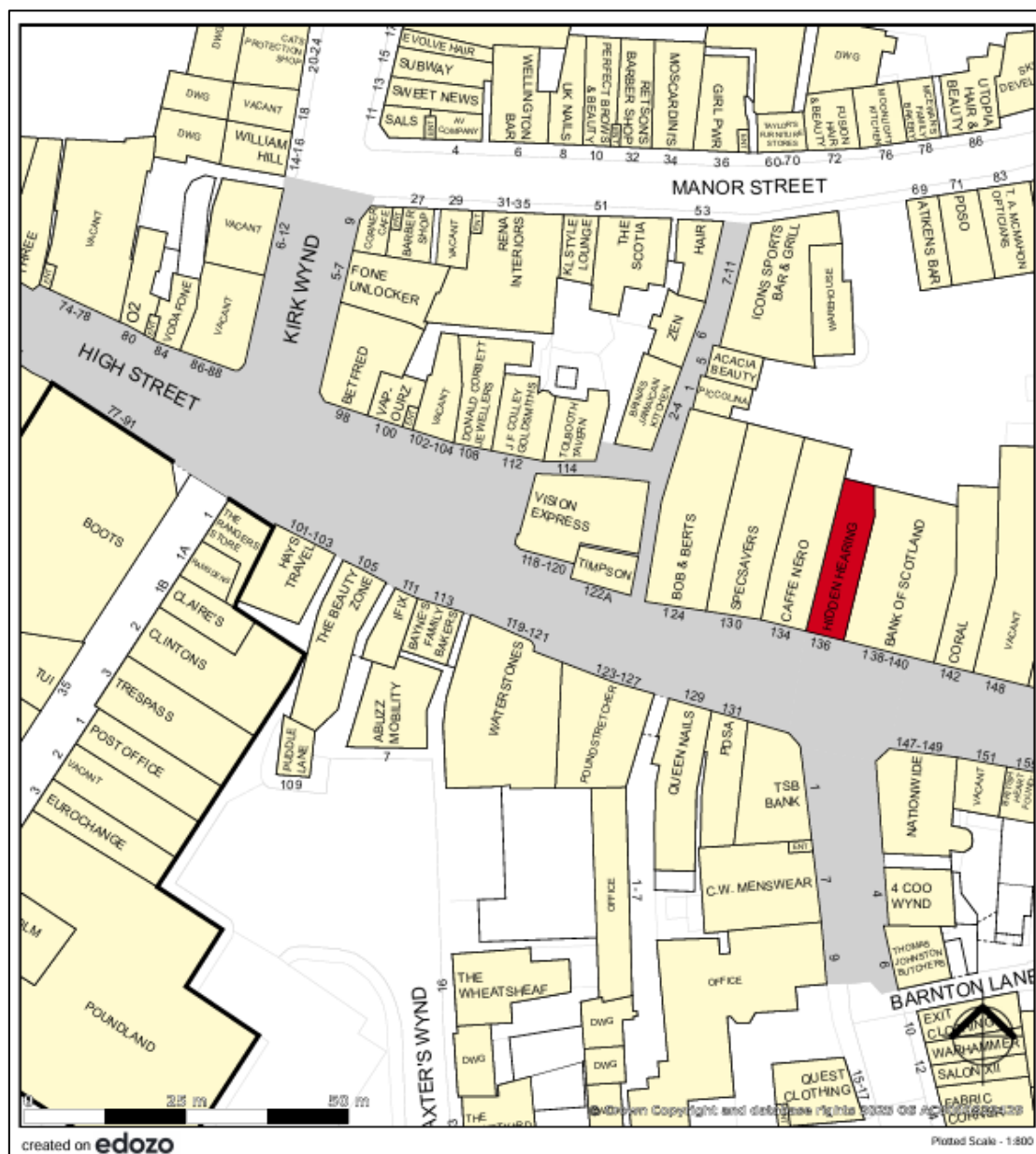
Each party to be responsible for their own legal and professional costs incurred in this transaction. For the avoidance of doubt the ingoing tenant will be responsible for Land & Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.



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To Let

136 High Street
Falkirk FK1 1NR





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Viewing strictly by appointment with BRITTON PROPERTY

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