

## TO LET RETAIL PREMISES

16 VICAR STREET, FALKIRK, FK1 1JL



- TOWN CENTRE LOCATION
- MULTIPLE SHOPPING PITCH
- OPEN PLAN FLEXIBLE LAYOUT

### Location:

Falkirk is an important town situated within the Central Belt of Scotland equidistant between Glasgow and Edinburgh.

Current population of the town is in the order of 37,000, although there is an estimated catchment of 440,000 within a 6 mile radius.

Falkirk has a traditional town centre network centred around the High Street. It also has Central Retail Park and Asda supermarket nearby.

Vicar Street is situated off the High Street and forms part of an arterial route leading from the High Street north to Falkirk Grahamston railway station and the Central Retail Park.

Occupiers in the vicinity of the subjects include Johnson's Drycleaners, Clydesdale Bank, First Choice Travel and a strong array of multiples within the High Street.

### Description:

Subjects comprise a traditional ground floor lock up shop.

## Accommodation:

We assess the area as follows:

Gross Frontage	3.69m	12.3ft
Net Frontage	3.37m	11.0ft

**Net Lettable Area**      **76.73sq m**      **826sq ft**

## Planning:

Historically the property has been used as an estate agency (Class 2) and more recently as a travel agency (Class 1). We recommend that any further enquiries regarding planning issues be directed to the Local Planning Authority.

## Assessment:

From the Scottish Assessors website we note that the subjects have a rateable value of £19,100. An incoming occupier has the right to appeal.

## Lease:

Subjects are available on a new Full Repairing and Insuring lease for a minimum period of 5 years.

## Rental:

Offers over £17,500 pa.

## VAT:

We are advised that the subjects are registered for VAT.

## Legal Costs:

Each party will be responsible for their own legal costs involved in this transaction. The tenant will be responsible for any stamp duty and registration dues incurred.

## Entry:

By arrangement.

## Viewings & Further Particulars:

Apply Sole Letting Agents.

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## Details prepared:

May 2011.



### MISREPRESENTATION

Links CPC LLP give notice to anyone who may read these particulars as follows

1 These particulars are prepared for the guidance only of prospective tenants or purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract.

2 Any information contained or referred to herein (whether text plans images) is given in good faith but should not be relied upon as being a statement of representation of fact.

3 Nothing in these particulars shall be deemed to be that the property is in good condition, or otherwise, nor that any services or facilities are in good working order.

4 The images appearing in these particulars show only certain parts of the property at the time when the images were taken. Certain aspects may have changed since the images were taken and it should not be assumed that the property remains precisely as displayed in the images. Furthermore no assumptions should be made in respect of parts of the property which are not shown on the images.

5 Any areas, measurements or distances referred to are approximate.

6 Where there is reference in these particulars to alterations being carried out, or that a particular use is made of any part of the property, this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters should be checked by an intended tenant or purchaser.

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