



G.W. SMITH PROPERTIES

Room 1,
9B EAST BRIDGE STREET
FALKIRK
FK1 1YD

Tel: 077104 78019

LEASE FOR SALE SHOP UNIT 15a EAST BRIDGE STREET FALKIRK

Location: The subjects occupy a good trading location within the pedestrian area to the east of Falkirk High Street. The position also benefits from the footfall flow to the B & M Store to the west. The town has a resident population of approximately 40,000 persons with a total catchment in the order of 150,000.

Description: The subjects comprise a ground floor shop unit.
Toilet equipped with extractor fan ventilation, low level W.C. & wash basin, situated at the rear of the shop.
Kitchen area to rear.
Electric roller security shutters.
Suspended ceiling.
Electric heating.
Extractor fan ventilation in rear area.
Side exit door.

Services: Electricity and mains water supplies are laid onto the premises; drainage is to main sewer.

Floor Area: Approximately 360 sq. ft.(excluding toilet area)

Lease:

The property is to be let on a full repairing and insuring lease with three yearly rent reviews.

The rental is £7,000 in year 1, £7,500 year 2, £8,000 year 3.

Paid monthly or quarterly as requested.

Deposit:

A deposit equivalent to one quarters rent is required.

V.A.T.:

V.A.T. is not chargeable on the rent.

Rates:

The premises have an RV of less than £12,000 and would qualify for the Small Business Bonus Scheme.

This means there would be no rates payable for an eligible tenant.

Legal Costs:

In the usual manner the ingoing tenant will be responsible for the landlord's legal costs.

Entry:

Upon conclusion of legal formalities.

Viewing:

Please contact G.W. Smith Properties.

These particulars are not intended to nor shall they form part of any legally enforceable contract and are intended as a guide only. Their accuracy is not warranted or guaranteed. Intending tenants should not rely on these particulars but satisfy themselves by inspection of the property.