

TOWN CENTRE RETAIL INVESTMENT

- NIA: 296.91 SQM (3,195 SQFT)
- ATTRACTIVE FRONTAGE ONTO FALKIRK'S HIGH STREET
- PASSING RENT £20,833 PER ANNUM
- UNEXPIRED TERM OF APPROXIMATELY 9-YEARS
- PRICE: **OIRO £255,000 ARE INVITED**
- NET INITIAL YIELD: 7.96% AFTER ALLOWING FOR PURCHASER'S COSTS

INVESTMENT SALE

75 HIGH STREET, FALKIRK, FK1 1ES

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LOCATION

The subjects 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 provides access to public transportation, with Falkirk Grahamston railway station and regular bus services available nearby.

Positioned in Falkirk's bustling town centre, the property occupies a promineint pitch on Falkirk's main retailing thoroughfare. Surrounding occupiers are a vibrant mix of local and national businesses, such as Timpson's, Specsavers, Café Nero, and Vodafone.

DESCRIPTION

The subjects form the ground and first floor of a larger 3 storey building of stone construction. The property benefits from a large glazed display double frontage which looks onto High Street. 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.

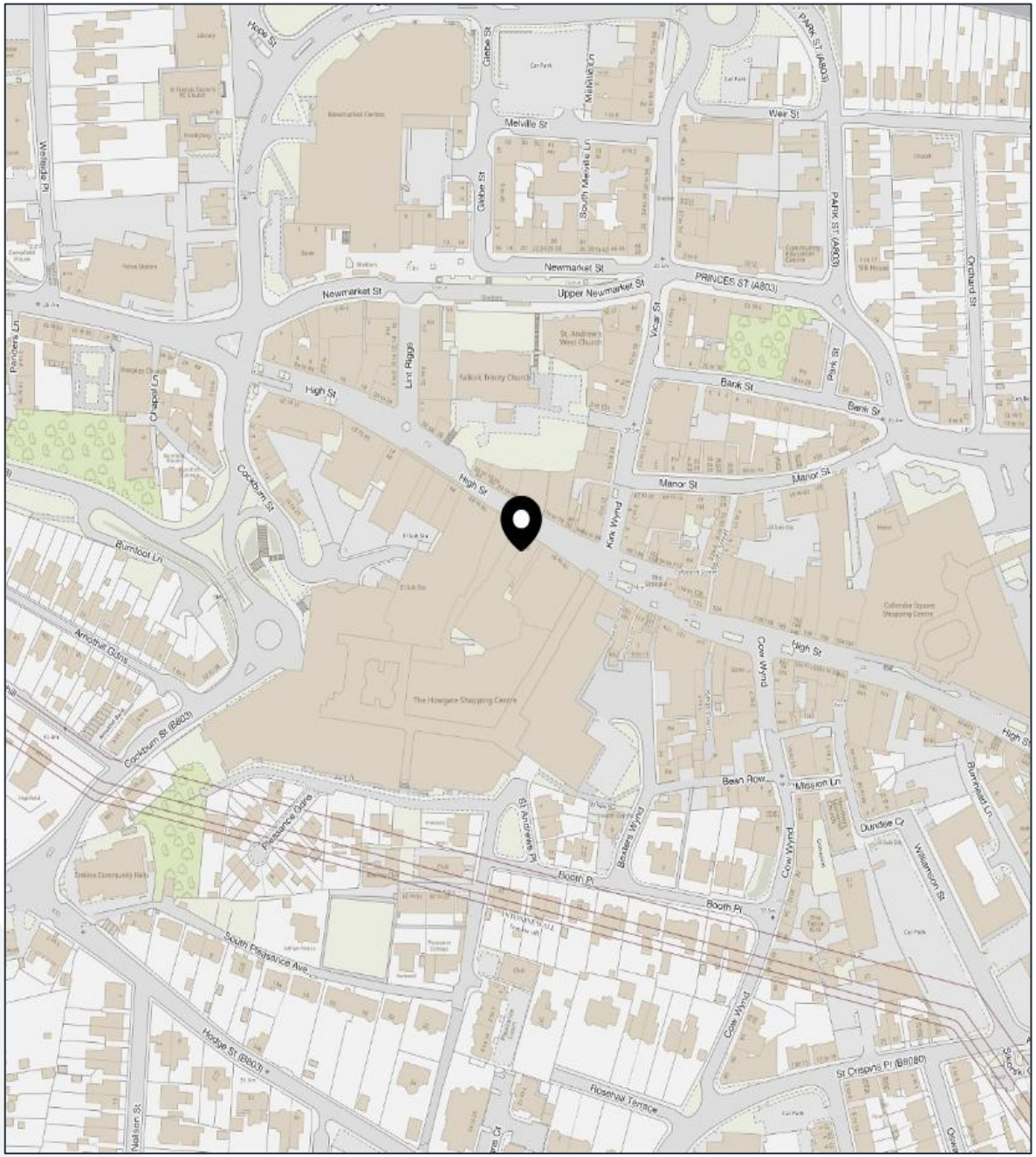
LEASE TERMS

The subjects are let to 'Luxury Leisure' trading as 'Admiral Casino' on a full repairing and insuring lease, subject to Schedule of Condition. The passing rent is £20,833 per annum, with a lease expiry on 18th April 2033. There shall be an open market rent review on the 5th anniversary for the date of entry. Further lease information can be made available upon request.

ACCOMMODATION

The measurements are taken from the Scottish Assessors Portal and provide a net internal area extends as follows:

	SqM	SqFt
Ground Floor	189.89	2,044
First Floor	107.02	1,152
TOTAL	**296.91**	**3,196**



RATING

The subjects are entered in the current Valuation Roll with a rateable value of £32,250. The rate poundage for 2026/2027 is 48.1p to the pound.

SALE PRICE

Offers in the region of **£255,000** are invited for our client's heritable interest in the subjects. A sale price at this level reflects a Net Initial Yield of 7.96% after purchaser's costs deductions.

EPC

A copy of the Energy Performance Certificate can be made available upon request.

LEGAL COSTS

Please note that each party will be responsible for their own legal costs relative to any letting or transaction.

VAT

Unless otherwise stated, all prices, premiums and rentals are quoted exclusive of VAT.

PLANNING

We understand that the property has planning consent for its existing use. The property may suit alternative uses subject to obtaining all necessary planning consents. It will be incumbent upon any purchaser to satisfy themselves in this respect

ANTI MONEY LAUNDERING REGULATIONS

The money laundering, terrorist financing and transfer of funds (information on the payer) regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.



For further information or viewing arrangements please contact the sole agents:

Shepherd Chartered Surveyors **First Floor, 11 Gladstone Place, Stirling FK8 2NN**

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