



**FALCONER**  
PROPERTY CONSULTANTS

# TO LET

3 East Bridge Street,  
Falkirk FK1 1YD

## RETAIL UNIT

- LEASE FROM £8,000 PER ANNUM (1<sup>st</sup> year)
- INCENTIVES AVAILABLE
- 442 SQ FT OPEN PLAN SPACE
- PRIME TOWN CENTRE PITCH
- PROMINENT FRONTAGE
- GOOD LEVEL OF NEARBY PARKING
- 100% RATES EXEMPTION (subject to qualification)



## LOCATION

Falkirk is a large town in the Central Lowlands of Scotland, historically within the county of Stirlingshire. It lies in the Forth Valley, 23.3 miles (37.5 km) north-west of Edinburgh and 20.5 miles (33.0 km) north-east of Glasgow.

Falkirk has a resident population of 34,570 according to the 2008 census. The population of the town had risen over the past decade, making it the 20th most populous settlement in Scotland. Falkirk is the main town and administrative centre of the Falkirk council area, which has an overall population of 156,800 and inholds the nearby towns of Grangemouth, Bo'ness, Denny, Larbert and Stenhousemuir.

From a local context the property is situated on the southern side of East Bridge Street at its junction with High Street. Parking is available on Callendar Road and East Bridge Street.



## DESCRIPTION

The Subjects comprise a ground floor retail unit contained within a two storey mid terraced building of brick construction with large timber framed and glazed frontage. The property is currently utilised as a class 1 retail unit.

Internally, the subjects provide a split level retail area and w.c. The property is ready for immediate occupation.

## PLANNING

All queries in relation to redevelopment/reconfiguration of the subjects should be addressed to Falkirk Council Planning Department.

## EPC

A copy of an EPC is available upon request.

## FLOOR AREAS

From sizes provided by our client, we understand that the subject property, measured in accordance with the RICS Property Measurement Professional Statement (First Edition, May 2015) incorporating the International Property Measurement Standards and the RICS Code of Measuring Practice to extend to the following approximate net internal area (NIA):

41m<sup>2</sup>/442ft<sup>2</sup>

## PROPOSAL

Rent from £8,000 per annum year 1 rising to £8,500 per annum year 2 and £9,000 per annum thereafter. A range of incentives are available to prospective tenants which will vary subject to lease duration and covenant strength.

## CLOSING DATE

A closing date may be set and all interested parties should make a note of interest at the offices of the Sole Agent. We reserve the right to let the property without setting a closing date and we are not obliged to accept the highest or indeed any offer for the lease of the property.

## VAT

N/A

## RATING

RV: £10,800

Qualifying businesses will benefit from 100% small business rates relief. Please contact local rating office for further information.



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## VIEWING AND FURTHER INFORMATION

Strictly by appointment through the Sole Letting Agent:

Sandy Falconer BSc (Hons) MSc MRICS

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