

# Lot 46, 19 A&B Kirk Wynd, Falkirk,

FK1 1LZ

For sale by Auction on 27th March 2025 (unless sold or withdrawn prior)



# Lot 46, 19 A&B Kirk Wynd, Falkirk, FK1 1LZ

For sale by Auction on 27th March 2025 (unless sold or withdrawn prior)

## Property Information

### Town Centre Heritable Retail Investment

- Well located on Kirk Wynd the main road to the north of the pedestrianised High Street
- Approximately 252.98 sq. m. (2,724 sq. ft.) with positive frontage onto Kirk Wynd
- Ground floor retail units that were previously part of a larger former Co-operative department store building
- Nearby occupiers include Subway, Oxfam, Costa Coffee, William Hill and Virgin Money

#### Lot

46

#### Auction

27th March 2025

#### Status

Available

#### Sector

High Street Retail

#### Auction Venue

Live Streamed Auction

### Location

#### Miles

22 miles east of Glasgow, 25 miles west of Edinburgh

#### Roads

A803, A904, M9 (Junction 6)

#### Rail

Falkirk Grahamston Station (direct to Edinburgh in approximately 35 minutes)

#### Air

Edinburgh Airport

### Situation

The properties are located on the eastern side of Kirk Wynd close to the junction with Manse Street.

Falkirk is the main administrative centre for the Central region in Scotland and is the main retail, leisure and local Government facilities. The property once part of the former Co-Operative department store is now a busy secondary retailing position with High Street and Howgate Shopping Centre located a short distance away. Occupiers within the vicinity include Subway, The Larder café, Oxfam, Habaneros and Virgin Money.

### Tenure

Heritable.

### Description

The property comprises two ground floor retail units contained within an Art Deco mid-terraced, three storey building. Internally the subjects are each arranged to provide a main retail area together with storage and ancillary accommodation to the rear.

### VAT

VAT is applicable to this lot.

### Octopus Bridging Loan for Buyers

To be confirmed

#### DISCLAIMER

These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

# Lot 46, 19 A&B Kirk Wynd, Falkirk,

## FK1 1LZ

For sale by Auction on 27th March 2025 (unless sold or withdrawn prior)

### Tenancy & Accommodation

Unit	Floor	Floor Areas Approx. sq. m.	Floor Areas Approx. (sq. ft.)	Tenant	Term	Rent p.a.x.	Rent Review
19A	Ground	132.81	(1,430)	BABY STEPS 20+ SCIO (1)	5 years from 23/12/2020	£13,000	
19B	Ground	120.17	(1,294)	BABY STEPS 20+ SCIO (1)	Licence to occupy from 01/06/2022 (2)	-	
<b>Total</b>		<b>252.98</b>	<b>(2,724)</b>			<b>£13,000</b>	

(1) Baby Steps 20+ SCIO is a Scottish Charitable Incorporated Organisation who are dedicated to providing adults with additional support needs the opportunity to grow confidence, provide independence and provide the opportunity to gain employment within retail and customer service.

(2) The licence agreement is for an initial 6 month period, continuing on a monthly basis thereafter until either party serves 1 months' notice to quit.

# Lot 46, 19 A&B Kirk Wynd, Falkirk, FK1 1LZ

For sale by Auction on 27th March 2025 (unless sold or withdrawn prior)



# Lot 46, 19 A&B Kirk Wynd, Falkirk,

FK1 1LZ

For sale by Auction on 27th March 2025 (unless sold or withdrawn prior)



# Lot 46, 19 A&B Kirk Wynd, Falkirk,

## FK1 1LZ

For sale by Auction on 27th March 2025 (unless sold or withdrawn prior)



# Lot 46, 19 A&B Kirk Wynd, Falkirk,

## FK1 1LZ

For sale by Auction on 27th March 2025 (unless sold or withdrawn prior)



## Contacts

### Acuitus

**Mhairi Archibald**  
+44 (0)7718 899 341  
[Mhairi.archibald@acuitus.co.uk](mailto:Mhairi.archibald@acuitus.co.uk)

**Jon Skerry**  
+44 (0)20 7034 4863  
+44 (0)7736 300 594  
[jon.skerry@acuitus.co.uk](mailto:jon.skerry@acuitus.co.uk)

### Seller's Solicitors

**Anderson Bain**  
10 Thistle Street  
Aberdeen  
AB10 1XZ

**Peter Anderson**  
01224 626 244  
[pda@andersonbain.co.uk](mailto:pda@andersonbain.co.uk)

## Misrepresentation Act

Acuitus Limited, for themselves and for the vendors of this property, whose agents they are, give notice that

- (i) the particulars and any further information communicated by any means to potential purchasers of the property described in the particulars, or their advisers, in connection with the possible sale of the property are provided solely for the purpose of assisting potential purchasers in deciding whether they wish to proceed with further investigation of the property and do not constitute either the whole or any part of an invitation, offer or contract for sale of the property;
- (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct as at the date of the particulars (or the date of the relevant information if earlier). However, potential purchasers are not entitled to rely on them as statements or representations of fact but should satisfy themselves by searches, enquiries, surveys and inspections or otherwise with regard to the accuracy of such details. No responsibility or liability is or will be accepted by Acuitus Limited, the vendor(s) of the property or any of their respective subsidiaries, affiliates, directors, officers, representatives, employees, advisors, or agents for any loss or damage suffered by any party, resulting from reliance on the particulars or any other information communicated by any means to that party, or its advisers, in connection with the possible sale of the property.

No person in the employment of Acuitus Limited or the vendor(s) has authority to make or give any representation or warranty, express or implied, in relation to the property. References to Acuitus Limited include any joint agents acting with Acuitus Limited.  
2024