

Vision Express, 118-120 High Street, Falkirk Scotland FK1 1UJ

lot 49

Heritable Retail Investment

- Let with a guarantee from Vision Express UK Limited
- 10 year lease extension from August 2011
- Situated opposite the Howgate Shopping Centre
- Nearby occupiers include Burger King, W H Smith and Boots Opticians
- 6 week completion available

Rent
£62,500
per annum
exclusive



Location

Miles: 11 miles south of Stirling
22 miles east of Glasgow
25 miles west of Edinburgh

Roads: A904, M9 (Junction 6)

Rail: Falkirk Grahamston Rail Station and Falkirk High Rail Station (both direct to Edinburgh in approximately 35 minutes)

Air: Edinburgh Airport (approximately 19 miles)

Situation

The property is located on the High Street, in a prominent position opposite the Howgate Shopping Centre. Nearby occupiers include Burger King, W H Smith and Boots Opticians, while the Howgate Shopping Centre is anchored by Marks & Spencer, Wilkinson and Debenhams.

Description

The property comprises a part terraced, part detached retail unit over two floors. The ground floor comprises a retail area and consultancy room with the first floor used as a laboratory and staff accommodation with ancillary storage.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Retail	141.30 sq m (1,521 sq ft)	FALKIRK V E LIMITED (1) GUARANTEED BY VISION EXPRESS UK LIMITED	10 years from 25/08/2011 until 24/08/2021 on a full repairing and insuring lease	£62,500	25/08/2016
First	Laboratory, Staff Accommodation and Ancillary	130.60 sq m (1,406 sq ft)				
Totals		271.90 sq m (2,927 sq ft)			£62,500	

(1) For the year ending 31st December 2011 Vision Express (UK) Limited reported a turnover of £195,818,000, a pre-tax profit of £14,243,000 and a total net worth of £8,940,000 (Source: www.riskdisk.com 03/09/2012).

For further details please contact:

Peter Cunliffe
Tel: +44 (0)20 7034 4852.
Email: peter.cunliffe@acuitus.co.uk

Tom Ryder
Tel: +44 (0)20 7034 4862.
Email: tom.ryder@acuitus.co.uk
www.acuitus.co.uk

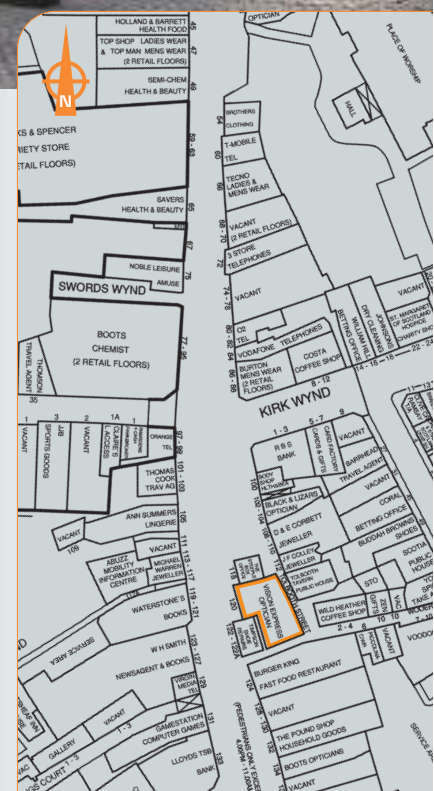
Associate Auctioneers:

Graham & Sibbald
11 Manor Place, Edinburgh EH3 7DL.
Tel: +44 (0)131 240 5311.
Email: nwilson@g-s.co.uk
Ref: Ross Wilson.



Solicitors:

Franchi Law
24 St Enoch Square, Glasgow G1 4DB.
Tel: +44 (0)141 227 8052.
Email: peter@franchilaw.co.uk
Ref: Peter Jack.



Extract reproduced from the 1998 Edition of the Goad Plan Licence No. PL0007316 from Experian Goad, Hatfield, Herts. For identification purposes only - please see documentation.