

157-161 High Street, Falkirk, FK1 1DU

Heritable Retail Investment

Lot 37

£42,000 per annum
exclusive



Tenancy and accommodation

Unit	Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
157	Ground First Second	Retail/Ancillary Ancillary Ancillary	210.98 sq m 57.32 sq m 71.35 sq m	(2,271 sq ft) (617 sq ft) (768 sq ft)	RYMAN LIMITED (1)	5 years from 17/10/2014	16/10/2019
159	Ground	Retail/Ancillary	31.96 sq m	(344 sq ft)	INDIVIDUAL t/a No 43 Jeweller	5 years from 04/06/2015	03/06/2020
Total			371.61 sq m (4,000 sq ft)		£42,000		

(1) For the year ending 26th March 2016, Ryman Limited reported a turnover of £127,661,000, pre-tax profits of £8,052,000 and a total net worth of £48,693,000 (Source: Experian Group 02/03/2017).

Key Details

- Comprises two adjoining retail units
- Majority let to Ryman Limited
- Pedestrianised town centre location close to the Howgate Shopping Centre
- Nearby occupiers include Boots the Chemist, Marks & Spencer, WH Smith, Waterstones, Caffè Nero and McDonald's

Location

Miles: 11 miles south of Stirling
22 miles east of Glasgow
25 miles west of Edinburgh
Roads: A803, A904, M9 (Junction 6), M876 (Junction 1)
Rail: Falkirk Grahamston Railway Station
Air: Edinburgh International Airport

Situation

The property is prominently situated on the south side of the pedestrianised High Street, close to the Howgate Shopping Centre, which houses retailers including Boots the Chemist, Marks & Spencer, Wilko and New Look. Other nearby occupiers include WH Smith, Waterstones, Caffè Nero and McDonald's.

Description

The property comprises two adjoining ground floor retail units with ancillary accommodation on the first and second floors.

Tenure

Heritable (Scottish Equivalent of English Freehold).

VAT

VAT is applicable to this lot.

Six Week Completion



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