157-161 High Street, Falkirk, FK1 1DU

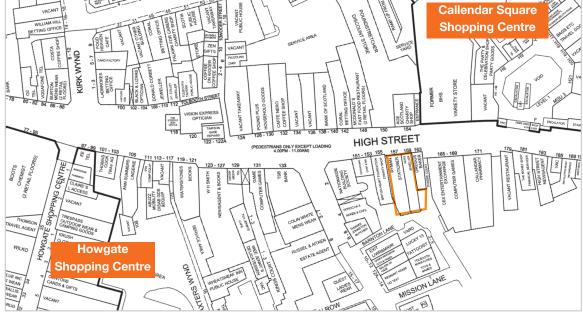
Heritable Retail Investment



Tenancy and accommodation

Unit	Floor	Use		Areas prox)	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	£30,000	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	£12,000	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).



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Seller's Solicitors: Lindsays Derek Nash

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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.

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Tenure

Heritable (Scottish Equivalent of English Freehold).

VAT

VAT is applicable to this lot.

Six Week Completion

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