

# Lot 44

£100,000 per annum exclusive

137-141 High Street,  
**Cow Wynd, Falkirk FK1 1EA**

Heritable Bank Investment



## Key Details

- Let to TSB Bank Plc until 2024 (subject to option)
- Pedestrianised Town Centre location
- Close to the Howgate Shopping Centre
- Nearby occupiers include Waterstones, McDonald's, Vision Express and Burton

On Behalf of Administrators  Grant Thornton

## 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 Railway Station

**Air:** Edinburgh International Airport

## Situation

The property is situated in a prominent corner position on the south side of pedestrianised High Street and at its junction with Cow Wynd in Falkirk Town Centre. The Howgate Shopping Centre is some 70 metres to the west, whose occupiers include Marks & Spencer, Boots the Chemist, New Look and River Island. Other nearby occupiers include Waterstones, McDonald's, Vision Express and Burton.

## Description

The property, a Grade B Listed building (Scottish equivalent of English Grade II) comprises a ground floor banking hall with ancillary accommodation in the basement and office accommodation on the first and second floors.

## Tenure

Heritable (Scottish equivalent of English freehold).

## VAT

VAT is not applicable to this lot.

## Six Week Completion

## Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Review/ (Reversion)
Ground	Banking Hall	302.36 sq m	(3,255 sq ft)	TSB BANK	25 years from	£100,000	03/09/2019
Basement	Ancillary	32.42 sq m	(3,49 sq ft)	PLC (1)	03/09/1999 on a full		(02/09/2024)
First	Office/Ancillary	213.27 sq m	(2,296 sq ft)		repairing and insuring		
Second	Office/Ancillary	105.75 sq m	(1,138 sq ft)		lease (2)		
<b>Totals</b>		<b>653.80 sq m</b>	<b>(7,038 sq ft)</b>			<b>£100,000</b>	

- (1) For the year ending 31st December 2016, TSB Bank Plc reported pre-tax profits of £182,300,000 and a total net worth of £1,879,200,000 (Source: Experian Group 02/03/2017).
- (2) The lease provides for a tenant option to determine the lease on 03/09/2019.

## Note

This property is being marketed for sale on behalf of Administrators and therefore no warranties or guarantees in any respect, including VAT, can be given. The information in these particulars has been provided by the Administrators to the best of their knowledge but the purchaser must rely solely upon their own enquiries. The Administrators are not bound to accept the highest or any offer and are acting in respect of this sale without personal liability.



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