# 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 Orant Thornton



### Location

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

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.

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.

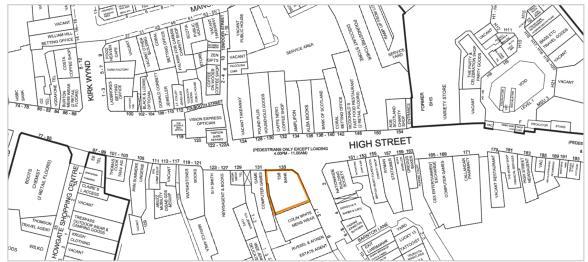
**Six Week Completion** 

## Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Review/ (Reversion)
Ground Basement First Second	Banking Hall Ancillary Office/Ancillary Office/Ancillary	302.36 sq m 32.42 sq m 213.27 sq m 105.75 sq m	(3,255 sq ft) (3,49 sq ft) (2,296 sq ft) (1138 sq ft)		25 years from 03/09/1999 on a full repairing and insuring lease (2)	£100,000	03/09/2019 (02/09/2024)
Totals		653.80 sq m	(7,038 sq ft)			£100,000	

- (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.

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.



### Acuitus

#### John Mehtab +44 (0)20 7034 4855 john.mehtab@acuitus.co.uk

## Alec Linfield

+44 (0)20 7034 4860 alec.linfield@acuitus.co.uk

#### Acuitus Mhairi Jarvis

+44 (0)131 552 5191 mhairi.jarvis@acuitus.co.uk

## Seller's Solicitors: Brodies LLP Elaine Cunningham +44 (0)141 245 6257 elaine.cunningham@brodies.com