

Lot 84

£41,500 per annum
exclusive

84 High Street,
Falkirk FK1 1DD

Heritable Retail Investment



Key Details

- Let to Pinnacle Cellular Limited (part of Vodafone Group Plc) t/a Vodafone
- Pedestrianised town centre location opposite the Howgate Shopping Centre
- Nearby occupiers include Boots the Chemist, Marks & Spencer, Waterstones, Caffè Nero, Holland & Barrett and Costa

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 north side of the pedestrianised High Street, opposite the Howgate Shopping Centre which houses retailers including Boots the Chemist, Marks & Spencer, River Island, JD Sports, New Look and Wilko. Other nearby occupiers include Waterstones, Caffè Nero, Holland & Barrett and Costa.

Description

The property comprises a ground floor retail unit with ancillary accommodation on the first floor.

Tenure

Heritable (Scottish Equivalent of English Freehold).

VAT

VAT is applicable to this lot.

Six Week Completion

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Ground	Retail/Ancillary	67.63 sq m (728 sq ft)	PINNACLE CELLULAR LIMITED (1) t/a Vodafone	25 years from 01/12/1995 on a full repairing and insuring lease	£41,500	30/11/2020
First	Ancillary	72.55 sq m (781 sq ft)				
Total		140.18 sq m (1,509 sq ft)			£41,500	

(1) Vodafone Group Plc are the ultimate holding company. Vodafone is one of the leading mobile communications providers, operating in 26 countries with almost 444 million customers across the world and around 19.5 million in the UK. Vodafone employs over 13,000 people across the UK (Source: www.vodafone.co.uk).



Copyright and confidentiality Experian, 2013. ©Crown copyright and database rights 2013 Ordnance Survey 100017316. For identification purposes only.

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

Acuitus
Will Moore
+44 (0)20 7034 4858
will.moore@acuitus.co.uk

Seller's Solicitors: Burness Paull LLP
Alison Brunger
+44 (0)141 273 6895
alison.brunger@burnesspaull.com