

# Lot 79

£27,000 per annum exclusive

72 High Street,  
**Falkirk, FK1 1DD**  
Heritable Retail Investment



## Key Details

- Let to Hutchison 3G UK Ltd t/a 3 Mobile
- Pedestrianised town centre location
- Directly opposite the Howgate Shopping Centre which houses retailers including Boots the Chemist, River Island, JD Sports, New Look and Wilko
- Other nearby occupiers include Waterstones, Caffè Nero, Holland & Barrett and Costa

## Location

**Miles:** 22 miles east of Glasgow  
25 miles west of Edinburgh  
11 miles south of Stirling  
**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, 50 metres from the entrance to the Howgate Shopping Centre which houses retailers including Boots the Chemist, River Island, JD Sports, New Look and Wilko. Other nearby occupiers include Waterstones, Caffè Nero, Holland & Barrett and Costa.

## Description

The property comprises ground floor retail accommodation and first floor ancillary accommodation.

## Tenure

Heritable (Scottish equivalent of freehold).

## VAT

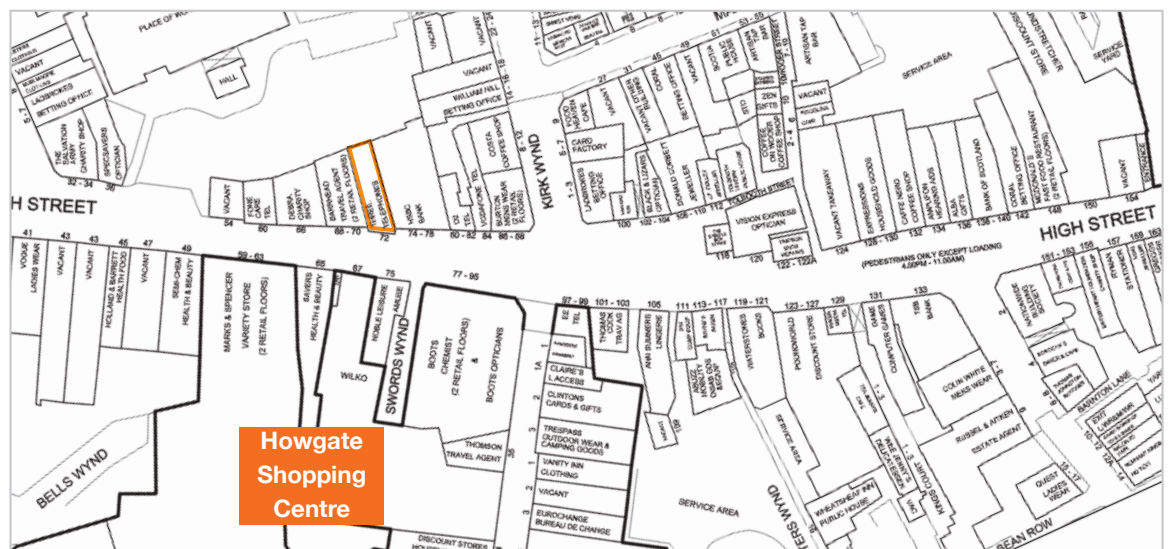
VAT is applicable to this lot.

## Six Week Completion

## Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Ground	Retail	37.58 sq m (405 sq ft)	HUTCHISON 3G	10 years from 21/09/2011	£27,000	20/09/2021
First	Ancillary	51.19 sq m (551 sq ft)	UK LTD (1)	on a full repairing and insuring lease		
<b>Total</b>		<b>88.77 sq m (956 sq ft)</b>			<b>£27,000</b>	

(1) For the year ending 31st December 2017, Hutchison 3G UK Ltd reported a turnover of £2,357,044,000, pre-tax profits of £356,573,000 and a total net worth of £3,390,087,000 (Source: Experian Group 15/06/2018).



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