

# Lot 77

£132,989 per annum exclusive

65 High Street,  
**Falkirk FK1 1DD**

Heritable Retail Investment



## Key Details

- Let to Savers Health and Beauty Limited
- Pedestrianised town centre location
- Adjacent to Wilko
- Close to the entrance to the Howgate Shopping Centre
- Other nearby occupiers include Sports Direct, Caff  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 south side of the pedestrianised High Street, adjacent to Wilko and close to the entrance to the Howgate Shopping Centre, where retailers include Boots, River Island, JD Sports and New Look. Other nearby occupiers include Sports Direct, Caff  Nero, Holland & Barrett and Costa.

## Description

The property comprises a ground floor retail unit with ancillary and storage at first and second floors. The property fronts onto the High Street and extends to the back of the Howgate Shopping Centre.

## Tenure

Heritable (Scottish Equivalent of English Freehold).

## VAT

VAT is applicable to this lot.

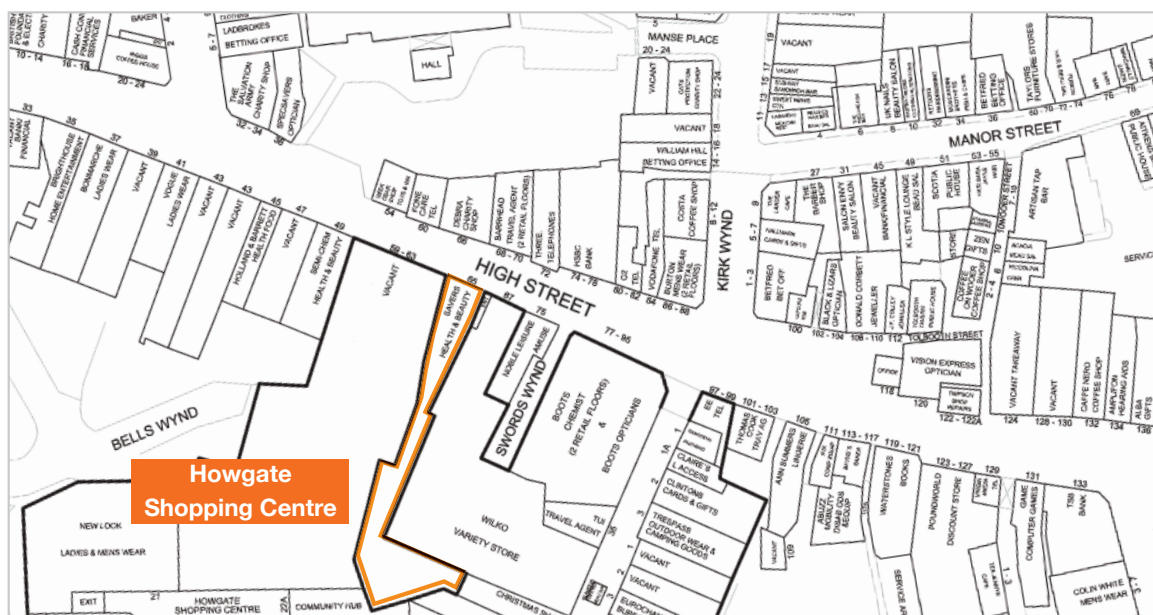
## Energy Performance Certificate

Band F (Scotland). See legal pack at [acutis.co.uk](http://acutis.co.uk).

## Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Ground	Retail	343 sq m (3,692 sq ft)	SAVERS HEALTH AND BEAUTY LIMITED	15 years from 16/12/2005 on a full repairing and insuring lease	£132,989	15/12/2020
First	Ancillary	293 sq m (3,154 sq ft)				
Second	Ancillary	76 sq m (818 sq ft)				
<b>Total</b>		<b>712 sq m (7,664 sq ft)</b>			<b>£132,989</b>	

(1) Savers was founded in 1988 and currently operates from over 380 stores throughout the UK, employing over 3,000 personnel ([www.savers.co.uk](http://www.savers.co.uk)). Savers Health and Beauty Limited is ultimately owned by CK Hutchison Holdings Limited.



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