

# Lot 39

£50,000 Per Annum

## 101 High Street, Falkirk, Central FK1 1DU

Heritable Retail Investment



### Key Details

- Whole building located on a popular pedestrianised High Street
- Let to Hays Travel until 2030 (subject to option)
- Adjacent to Howgate Shopping Centre
- Nearby occupiers include Costa Coffee, Waterstones, Wilkos and Boots the Chemist

### 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 in the town centre on the south side of the pedestrianised High Street, adjacent to the entrance to the Howgate Shopping Centre, where retailers include Boots, River Island and JD Sports. Other nearby occupiers include Savers, Caffè Nero, Holland & Barrett and Costa.

### Description

The property comprises a traditional three storey terraced property with retail sales at ground floor, and staff and storage at first and second floors.

### Tenure

Heritable.

### VAT

VAT is applicable to this lot.

### Energy Performance Certificate

See the legal pack at [www.acuitus.co.uk](http://www.acuitus.co.uk)

### Viewings

Please contact Mhairi Archibald

## Tenancy and accommodation

Accommodation	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review
Ground floor	Retail	88.72 sq m (955 sq ft)	HAYS TRAVEL	10 years from	£50,000	15/10/2025
First floor	Ancillary	88.07 sq m (948 sq ft)	LIMITED (2)	15/10/2020 (1)		
Second floor	Ancillary	96.15 sq m (1,035 sq ft)				
<b>TOTAL</b>		<b>272.94 sq m (2,938 sq ft)</b>			<b>£50,000</b>	

- (1) The lease is subject to tenant option to determine at 5.5yrs (15/04/2026) providing 6 months written notice.
- (2) Hays Travel are the UK's largest independent travel agent employing over 7,500 people. Throughout the UK Hays operate from more than 548 retail shops and have over 292 experienced travel agents who work from their homes. (Source : [www.haystravel/aboutus](http://www.haystravel/aboutus))



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