Summary
- On the instruction of Asda
- 15 miles East Glasgow and 24 miles West of Edinburgh
- Rear loading service area

Location
Falkirk is one of the principal towns within the central belt of Scotland and is situated approximately 15 miles east of Glasgow and 24 miles west of Edinburgh.

The town has a residential population in excess of 32,000 people and serves an estimated catchment of 140,000 within a 6 mile radius.

The subject premises are situated in the heart of the town centre on Newmarket Street, adjacent to Asda and George and close to the Council offices.

Accommodation
The property is arranged over two floors, with retail at ground floor and ancillary accommodation at first floor. Loading and servicing is directly from the rear via the Asda service area.

The premises provide the following approximate net internal floor areas:

<table>
<thead>
<tr>
<th>Floor / Unit</th>
<th>Description</th>
<th>Sq ft</th>
<th>Sq m</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ground</td>
<td>Ground Floor</td>
<td>950</td>
<td>88.26</td>
</tr>
<tr>
<td>Ancillary</td>
<td>First Floor</td>
<td>454</td>
<td>42.18</td>
</tr>
<tr>
<td>Total</td>
<td></td>
<td>1,404</td>
<td>130.44</td>
</tr>
</tbody>
</table>

Tenure
The subjects are available on a new full repairing and insuring lease for a term to be agreed, subject to five-yearly upward only rent reviews.

Rent
The property is available on the basis of a new long term lease at a rent of £20,000 per annum exclusive of rates, service charge and VAT (if applicable).

Rates
Rates Payable (2017/2018): £13,800 per annum
(based upon Rateable Value: £28,750 and UBR: 46.6p)

EPC
This property has been graded as 88 F.