TO LET

59 High Street
Falkirk FK1 1EJ



Prominent Retail Unit - To Let

Rent: On Application

Ground Floor: 13,797 sq ft

Location
Falkirk is a historic town, located within the county of Stirlingshire. It has a local population of c.35,900, with a wider catchment of c.160,700 persons.

The subject property holds a prominent position on the pedestrianised Falkirk High Street, neighbouring a wide range of local and national operators including Holland & Barrett, Three, Barrhead Travel, Boots, Savers and Howgate Shopping Centre.

Accommodation
The premises are arranged over ground floor level and comprise the following approximate net internal area:

Ground Floor: 13,797 sq ft / 1,281.78 sqm

There is potential for the ground floor to be sub-divided to create two units c.3,000 sq ft each.

Lease
The premises are available by way of a new FRI lease.

Rent
On Application.

Rates
To be re-assessed upon the split of the property.

Planning / EPC
The premises benefit from having Class 1A consent.
An EPC Report is available on request.

Legal Costs
Each party to be responsible for their own legal and professional costs incurred in this transaction. For the avoidance of doubt the ingoing tenant will be responsible for Land & Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.

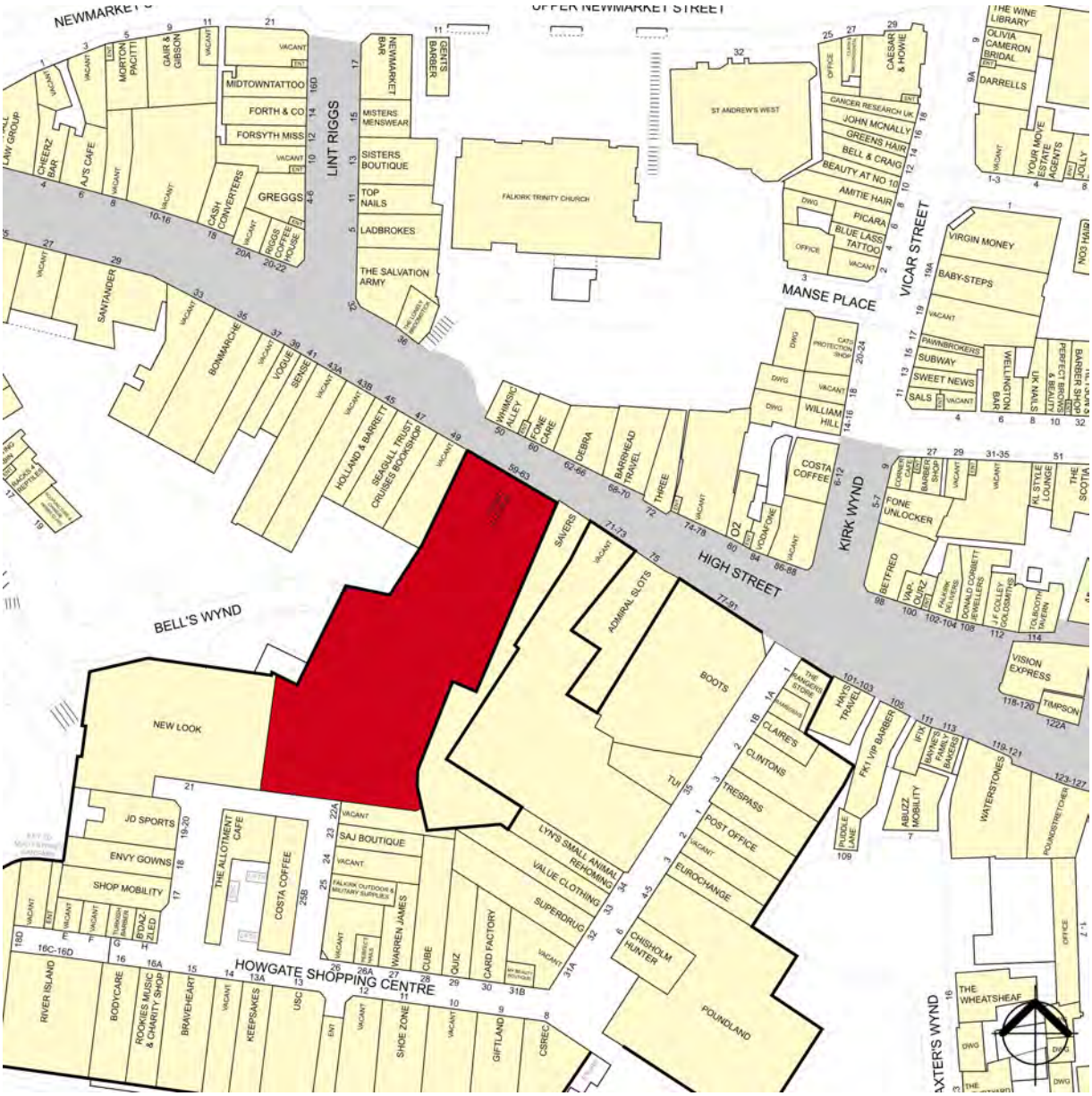
Anti-Money Laundering Regulations
In order to comply with anti-money laundering legislation, the successful purchaser/tenant will be required to provide certain identification documents. The required documents will be requested at the relevant time.

ORINSEN

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Published: April 2025