

**TO LET / MAY SELL  
RETAIL PREMISES WITH CLASS 3 CONSENT  
140.56 sq m (1,513 sq ft)**



**5-7 Kirk Wynd  
FALKIRK  
FK1 1LZ**

- located just off High Street and immediately opposite the entrance to the Howgate Shopping Centre
- modern open-plan accommodation with ancillary basement storage
- benefits from class 3 consent with scope for outdoor seating
- new FRI lease available

# 5-7 KIRK WYND FALKIRK



GERALDEVE



## Location

Falkirk is a busy market town located in the Central Belt of Scotland approximately 24 miles east of Glasgow and 26 miles west of Edinburgh with a population of approximately 37,000 and a catchment population of approximately 140,000 within a 6 mile radius.

The subject property occupies a prominent position on the east side of Kirk Wynd located just off High Street and immediately opposite the entrance of the Howgate Shopping Centre. Neighbouring occupiers include Costa Coffee, Bet Fred, William Hill and Subway.

## Description

The subjects comprise mid-terraced retail premises arranged over ground floor and basement forming part of a larger traditional building.

Externally the subjects benefit from a modern double shop front and internally provides modern open-plan retail accommodation at ground floor with ancillary storage/staff welfare facilities in the basement.

## Accommodation

We have measured the subjects in accordance with the RICS Code of Measuring Practice (Sixth Edition) and calculate a net internal area of:

	sq m	sq ft
Ground Floor	95.32	1,026
Basement	45.24	487
<b>Total</b>	<b>140.56</b>	<b>1,513</b>

## Asking Terms

The subjects are available by way of a new FRI lease at a rental of £20,000 per annum.

Alternatively our client may consider selling the subjects with further information available upon request.

## Planning

The subjects benefit from Class 1 & Class 3 consent.

## Rateable Value

The subjects are entered in the Valuation Roll with a Rateable Value of £27,500.

## EPC

Available upon request.

## Viewing & Further Information

By appointment through the joint agents;

Gregor Brown  
gbrown@geraldeve.com

Andrew Peel  
andrew.peel@g-s.co.uk



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