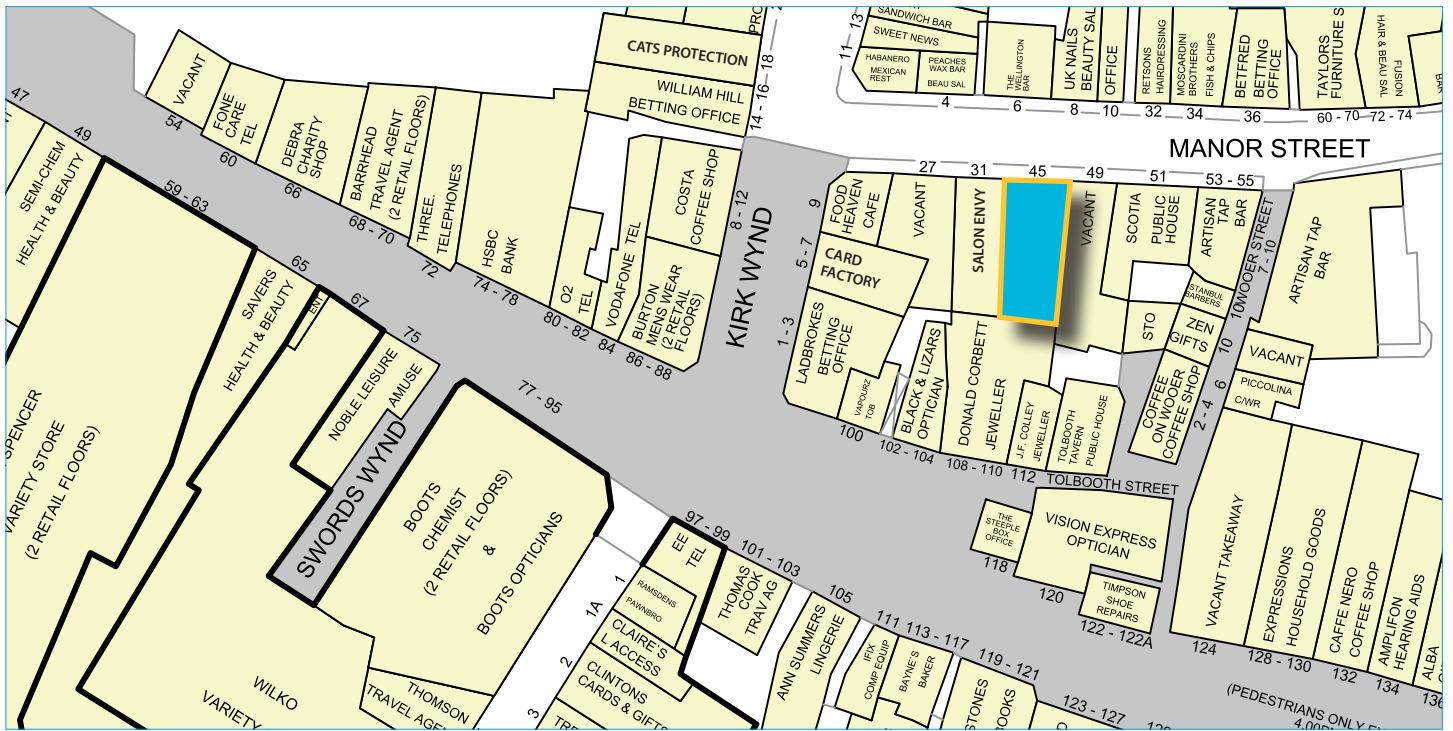


ON THE INSTRUCTIONS OF
LADBROKES CORAL
GROUP

RETAIL UNIT TO LET



**45 MANOR STREET
FALKIRK
FK1 1NH**



LOCATION

Falkirk is a popular market town located within the heart of Scotland's central belt, situated approximately 24 miles east of Glasgow and some 26 miles west of Edinburgh. The town has a resident population of circa. 37,000 and serves an estimated catchment of over 140,000 people within a six mile radius.

The subjects are situated on the south side of Manor Street close to it's junction with Kirk Wynd and only a short distance from the main pedestrianised section of the High Street. Surrounding occupiers include Betfred, Artisan Tap Pub/Restaurant, Habanero Sandwich Bar, Salon Envy Hair, Costa Coffee, Card Factory, William Hill etc.

DESCRIPTION/ACCOMMODATION

The subjects comprise a ground floor retail unit forming part of a three storey mid terraced building of traditional stone construction under a pitched slated roof. The premises provide the following approximate areas:-

GROSS FRONTAGE	8.09 M	26' 6"
BUILT DEPTH	16.86 M	55' 4"
GROUND FLOOR SALES	116.33 SQM	1,252 SQFT
KITCHEN/STAFF/WC's	18.61 SQM	200 SQFT
TOTAL	134.94 SQM	1,452 SQFT

LEASE TERMS

The subjects are held on a full repairing & insuring lease expiring 1st February 2021.

Our clients will consider either an assignation of their existing lease or a sub-lease for a term to be agreed.

RENT

Rental offers are invited.

Incentives may be available, subject to status.

RATES

We understand the subjects are currently entered in the Valuation Roll as follows:-

Rateable Value - £17,000 [01/04/17]

ENERGY PERFORMANCE CERTIFICATE

EPC Rating - [Copy available on request]

USE

We understand that the property currently benefits from Class 1 & 2 planning consent. Interested parties are advised to make their own enquiries directly with the local Planning Department.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction, with the ingoing tenant responsible for any LBTT, Registration Dues and VAT applicable.

ENQUIRIES

Viewing & further information can be obtained by contacting the sole agent:-



Contact: Jack Campbell
e: jack@jhcampbell.net
m: 07801 852225

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MISREPRESENTATION CLAUSE

JH Campbell give notice to anyone who may read these particulars as follows:-

1. These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract.
2. Any information contained or referred to herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement of representation or fact.
3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order.
4. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore, no assumptions should be made in respect of parts of the property which are not shown in the photographs.
5. Any areas, measurements or distances referred to herein are approximate only.
6. Where there is reference in the particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by an intending purchaser.
7. Descriptions of the property are inevitably subjective and the descriptions contained herein are given in good faith as an opinion and not by way of statement of fact.
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