



For Sale /To Let

20-24 Kirk Wynd
Falkirk
FK1 1JR

On the Instructions of Newcastle Building Society

- Rare Opportunity to buy good sized shop unit
- Corner position close to High Street and Howgate



Location

The premises are located in an excellent corner position of one of Falkirk's strongest secondary retail pitches, close to the High Street and the Howgate Shopping Centre.

Nearby occupiers include **Costa Coffee**, **Subway**, **William Hill**, **Card Factory** and **R S McColl**.

Description

The premises comprise a well configured corner shop unit, fitted ready to trade with a tiled floor, suspended ceiling, fluorescent lights, kitchen and toilet facilities.

The subjects are arranged over ground and first floor with the following approximate dimensions and floor areas.

Internal Width	10.92 m (35ft 10in)
Depth	16.69 m (54ft 9in)
Ground Floor	164.71sqm (1,773sq ft)
1st Floor	42.45sqm (457sq ft).

Terms

The premises are offered for sale at offers over £300,000 or for sub-lease until 2019 at rental offers in excess of £25,000 per annum.

Rating

We are advised by the local Assessors Department that the premises have a rateable value of £51,000 and a rates payable of £24,582.

Interested parties should verify this with the Local Council Assessors Department.

Energy Performance Certificate

EPC Rating = F

VAT

All prices, rents, etc are quoted exclusive of VAT.

Legal Costs

Each party will bear their own legal costs incurred in this transaction; however, the ingoing tenant will be responsible for extract copies, Stamp Duty Land Tax and VAT thereon.

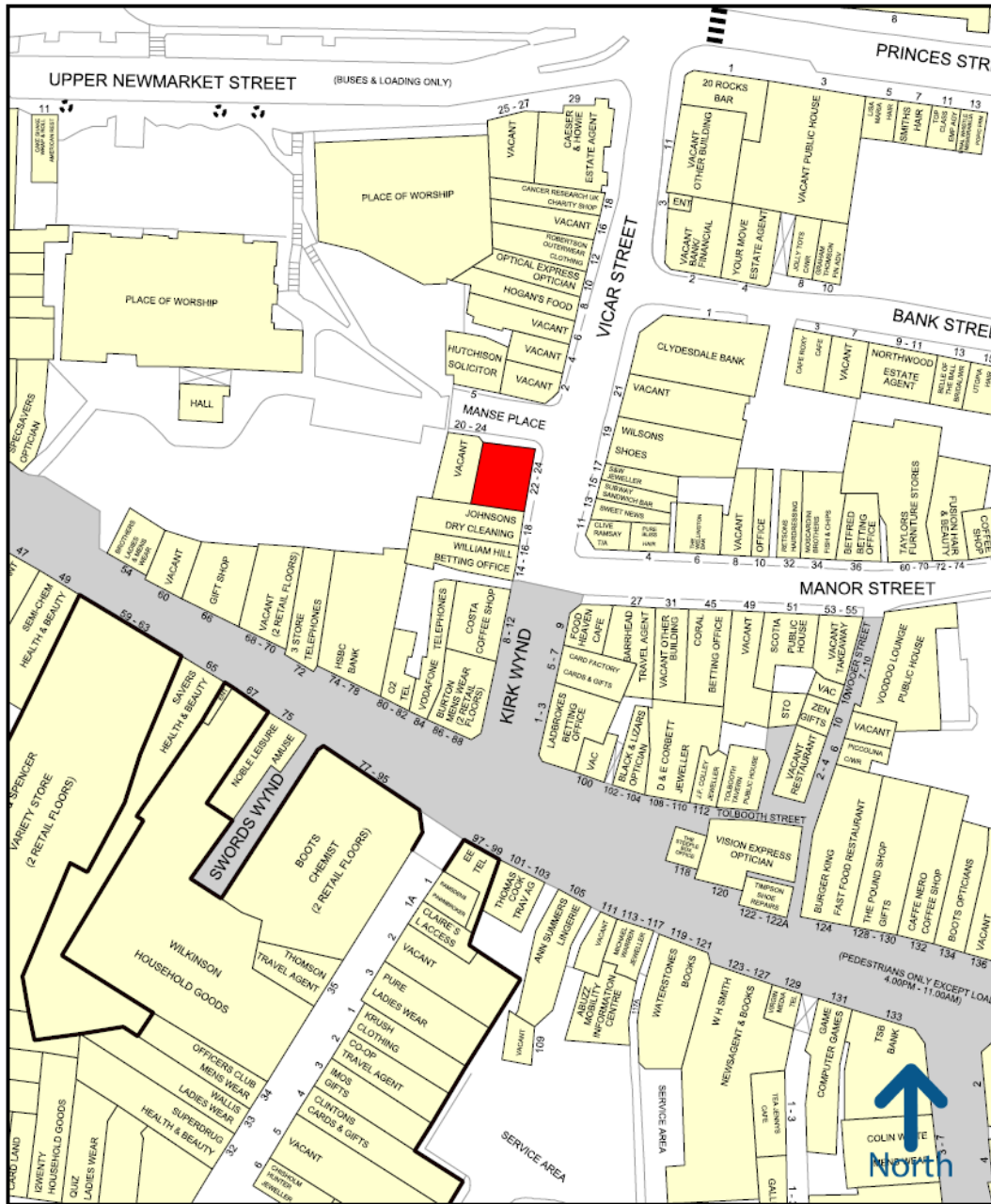
Viewings

All viewing and further information is via the joint letting agents.

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