

**Lot 28, 59-63 High Street, Falkirk,
FK1 1EU**

For sale by Auction on 16th February 2023 (unless sold or withdrawn prior)



Heritable Former Department Store Building

Lot 28, 59-63 High Street, Falkirk, FK1 1EU

For sale by Auction on 16th February 2023 (unless sold or withdrawn prior)

Property Information

Heritable Former Department Store Building

- Prominent Former Department Store in Falkirk Town Centre
- Important Link between the High Street Directly into the Howgate Shopping Centre with Double Shop Front within the Centre
- Alternative Uses for the building include Gym, Residential and Healthcare (Subject to Change of Use Consent)

Lot

28

Auction

16th February 2023

Vacant Possession

Status

Available

Sector

High Street Retail

Auction Venue

Live Streamed Auction

Location

Miles

12 miles south of Stirling, 22 miles east of Glasgow, 25 miles west of Edinburgh

Roads

A803, A904, M9 (Junction 6), M876 (Junction 1)

Rail

Falkirk High Station and Falkirk Grahamston Rail (39 mins direct to Edinburgh)

Air

Edinburgh International Airport (19 miles to the east)

Situation

The property is located in a prominent position on the pedestrianised Falkirk High Street, with frontages on to both the High Street and to the Howgate Shopping Centre. The property benefits from neighbouring occupiers including Wilkos, Boots, Waterstones, Vodafone and O2.

Tenure

Heritable. Scottish Equivalent of English Freehold

Description

Comprising a six storey former Marks & Spencer, the property forms a main pedestrian through route to the Howgate Shopping Centre. There are former retail sales floors on ground and basement (former Foodhall) and ancillary space at sub basement and on the three extensive upper floors. There is access to a loading bay at the rear.

VAT

VAT is applicable to this lot.

DISCLAIMER

These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

Lot 28, 59-63 High Street, Falkirk,

FK1 1EU

For sale by Auction on 16th February 2023 (unless sold or withdrawn prior)

Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent
Ground	Retail	2,543.3 sq m	(27,377 sq ft)	THUSA CONTRACTS LIMITED	12 months from 31/03/2022 to 31/03/2023 and monthly thereafter	£1,000 per month
Basement	Retail	1,602.3 sq m	(17,248 sq ft)			
Sub-Basement	Ancillary	1,281.7 sq m	(13,797 sq ft)			
First	Ancillary	1,577.9 sq m	(16,985 sq ft)			
Second	Ancillary	722.7sq m	(7,779 sq ft)			
Third	Ancillary	93.1 sq m	(1,002 sq ft)			
TOTAL		7,821.0 sq m	84,188 sq ft			£1,000 per month

Lot 28, 59-63 High Street, Falkirk,

FK1 1EU

For sale by Auction on 16th February 2023 (unless sold or withdrawn prior)



**Lot 28, 59-63 High Street, Falkirk,
FK1 1EU**

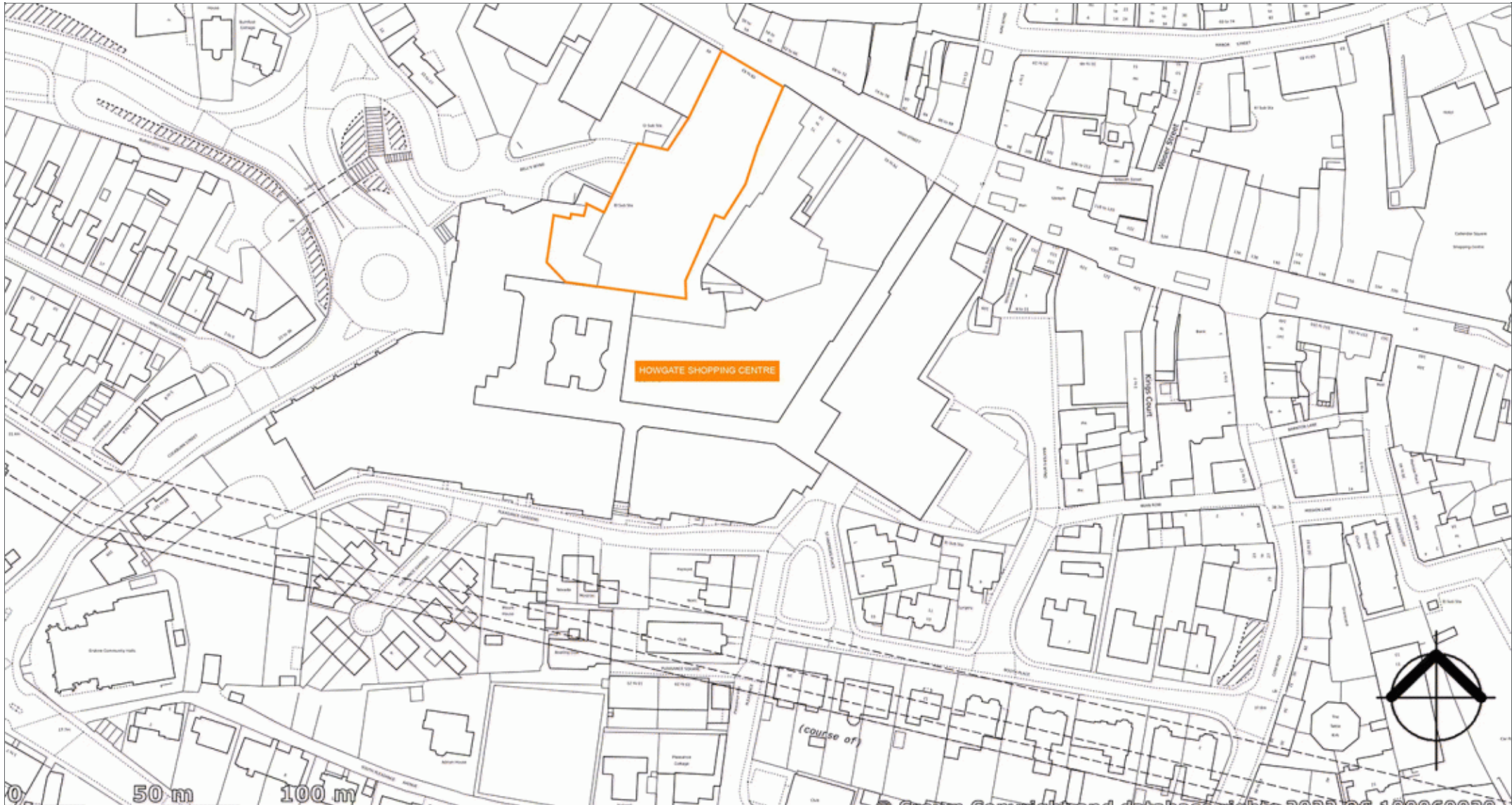
For sale by Auction on 16th February 2023 (unless sold or withdrawn prior)



Lot 28, 59-63 High Street, Falkirk,

FK1 1EU

For sale by Auction on 16th February 2023 (unless sold or withdrawn prior)



Lot 28, 59-63 High Street, Falkirk, FK1 1EU

For sale by Auction on 16th February 2023 (unless sold or withdrawn prior)



Contacts

Acuitus

Mhairi Archibald
+44 (0)7718 899 341
Mhairi.archibald@acuitus.co.uk

Jon Skerry
+44 (0)20 7034 4863
+44 (0)7736 300 594
jon.skerry@acuitus.co.uk

Seller's Solicitors

Macgregor Thomson

Andrew Thomson
000
athomson@macgregorthomson.co.uk

Misrepresentation Act

Acuitus Limited, for themselves and for the vendors of this property, whose agents they are, give notice that

- (i) the particulars and any further information communicated by any means to potential purchasers of the property described in the particulars, or their advisers, in connection with the possible sale of the property are provided solely for the purpose of assisting potential purchasers in deciding whether they wish to proceed with further investigation of the property and do not constitute either the whole or any part of an invitation, offer or contract for sale of the property;
- (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct as at the date of the particulars (or the date of the relevant information if earlier). However, potential purchasers are not entitled to rely on them as statements or representations of fact but should satisfy themselves by searches, enquiries, surveys and inspections or otherwise with regard to the accuracy of such details. No responsibility or liability is or will be accepted by Acuitus Limited, the vendor(s) of the property or any of their respective subsidiaries, affiliates, directors, officers, representatives, employees, advisors, or agents for any loss or damage suffered by any party, resulting from reliance on the particulars or any other information communicated by any means to that party, or its advisers, in connection with the possible sale of the property.

No person in the employment of Acuitus Limited or the vendor(s) has authority to make or give any representation or warranty, express or implied, in relation to the property. References to Acuitus Limited include any joint agents acting with Acuitus Limited.
September 2020