FK1 1NW

For sale by Auction on 21st September 2023 (unless sold or withdrawn prior)





Heritable Retail Investment

www.acuitus.co.uk

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Property Information

Heritable Retail Investment

- Let to Falkirk V.E. Limited with a guarantee from Vision Express (UK)
- Lease expires August 2029 (subject to option)
- Rent re-based in 2021 from £62.500
- Opposite Howgate Shopping Centre
- Nearby occupiers include Asda, Greggs, Boots the Chemist, Superdrug, Holland & Barrett, JD Sports, River Island and JD Wetherspoon

Lot	Auction
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53 21st September 2023

Status Rent

£32,500 per Annum Exclusive

Sector

High Street Retail

Available

Auction Venue

Live Streamed Auction

Location

Miles 22 miles east of Glasgow, 25 miles west of Edinburgh A803, A904, M9 (Junction 6)

Roads Rail

Falkirk Grahamston Station and Falkirk High Station (both direct

to Edinburgh in approximately 35 minutes)

Edinburgh Airport Air

Situation

The property is located on the north side of the pedestrianised High Street opposite the main entrance to Howgate Shopping Centre. Nearby occupiers include Asda, Boots the Chemist, Superdrug, Holland & Barrett, JD Sports, River Island, Greggs and JD Wetherspoon.

Tenure

Heritable. (Scottish equivalent of Freehold).

EPC

See Legal Pack

Description

The property comprises an opticians arranged on the ground, basement and first floors. The first floor is used as a laboratory with staff/ancillary accommodation.

VAT

VAT is applicable to this lot.

Completion Period

Six Week Completion

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.

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m		Tenant	Term	Rent p.a.x.	Rent Review
Ground Basement First	Retail Ancillary Laboratory/Ancillary	141.30 - 130.60	(1,521) (-) (1,406)	FALKIRK V.E. LIMITED (1) with a guarantee from VISION EXPRESS (UK) LIMITED (t/a Vision Express)	Term of years expiring on 24/08/2029 (2)	£32,500	24/08/2025
Total		271.90	(2,927)			£32,500	

⁽¹⁾ Vision Express (UK) Limited were established in 1988 and currently trade from over 550 stores (www.visionexpress.com)

⁽²⁾ The property was originally let for a term of 10 years from 25/08/2011 expiring on 24/08/2025. A payment of £8,125 as a contribution towards landlord's remarketing and other expenses is payable by the tenant should they exercise their break.

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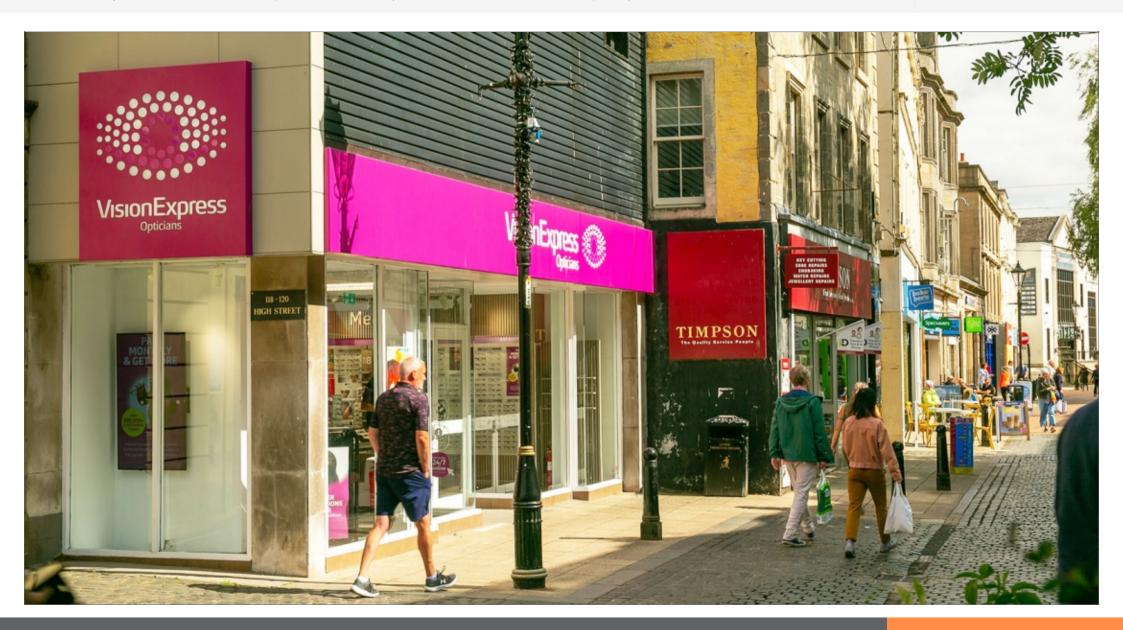




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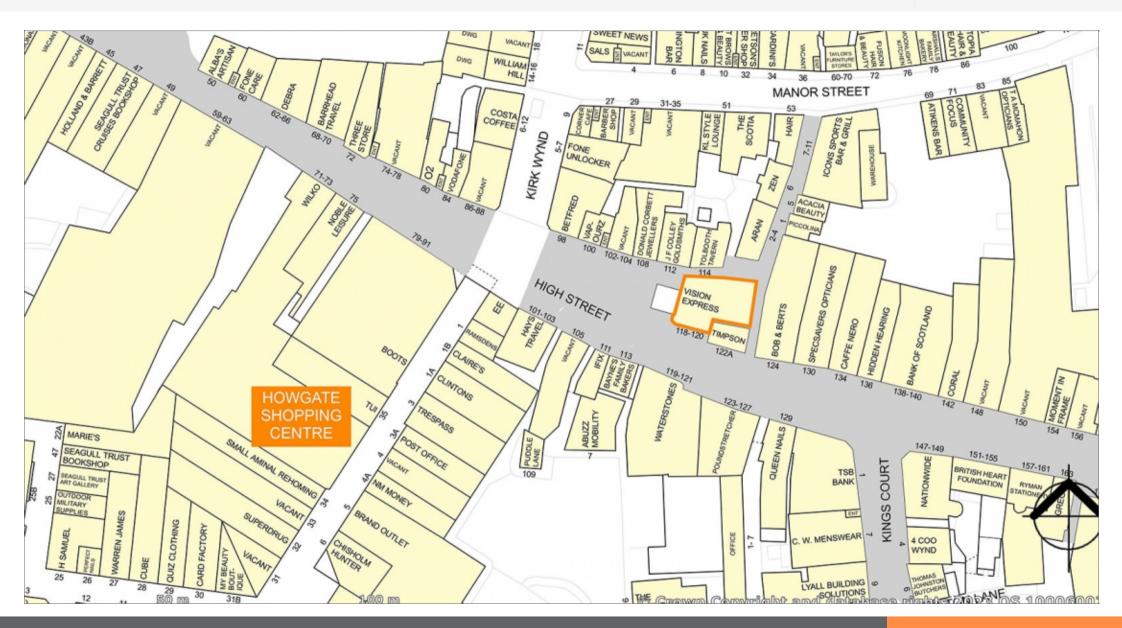




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Contacts

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