

**Lot 41, 142 High Street, Falkirk,
FK1 1NR**

For sale by Auction on 9th July 2024 (unless sold or withdrawn prior)



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Property Information

Heritable Betting Shop Investment

- Let to Ladbrokes Betting & Gaming Limited (t/a Coral)
- Re-based Rent from £40,000
- Attractive and Popular Pedestrianised Town Centre Location
- Opposite Howgate Shopping Centre
- Nearby Occupiers include Boots, Savers, Poundstretcher, Caffe Nero, Timpson and Holland & Barrett

Lot 41
Auction 9th July 2024

Rent £25,000 per Annum Exclusive
Status Available

Sector High Street Retail
Auction Venue Live Streamed Auction

Location

Miles 22 miles east of Glasgow, 25 miles west of Edinburgh
Roads A803, A904, M9 (Junction 6)
Rail Falkirk Grahamston Station and Falkirk High Station (both direct to Edinburgh in approximately 35 minutes)
Air Edinburgh Airport

Situation

The property is located on the north side of the busy pedestrianised High Street, opposite the main entrance to Howgate Shopping Centre. Neighbouring occupiers include Boots, Savers, Poundstretcher, Caffe Nero, Timpson and Holland & Barrett.

Tenure

Heritable.

Description

The property is a Grade B listed building and comprises retail accommodation on the ground floor with ancillary accommodation on the first floor. There is no internal access between the first and second floors.

VAT

VAT is applicable to this lot.

Completion Period

Six Week Completion

DISCLAIMER

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m (1)	Floor Areas Approx sq ft (1)	Tenant	Term	Rent p.a.x.
Ground	Retail	168.14	(1,810)	LADBROKES BETTING & GAMING LIMITED (t/a Coral) (CRN: 00775667) (2)	A term of years expiring 27/08/2026	£25,000
First	Ancillary	130.15	(1,401)			
Second	No Access	-	(-)			
Total Approximate Floor Area		298.29	(3,211)			£25,000

(1) The floor areas stated have been taken from the Scottish Assessors Association (www.saa.gov.uk)

(2) For the year ending 31/12/2022, Ladbrokes Betting & Gaming Limited reported a turnover of £1,033,140,000, a pre-tax profit of £54,369,000 and a net worth of £1,153,650,000 (Northrow: 19/06/2024)

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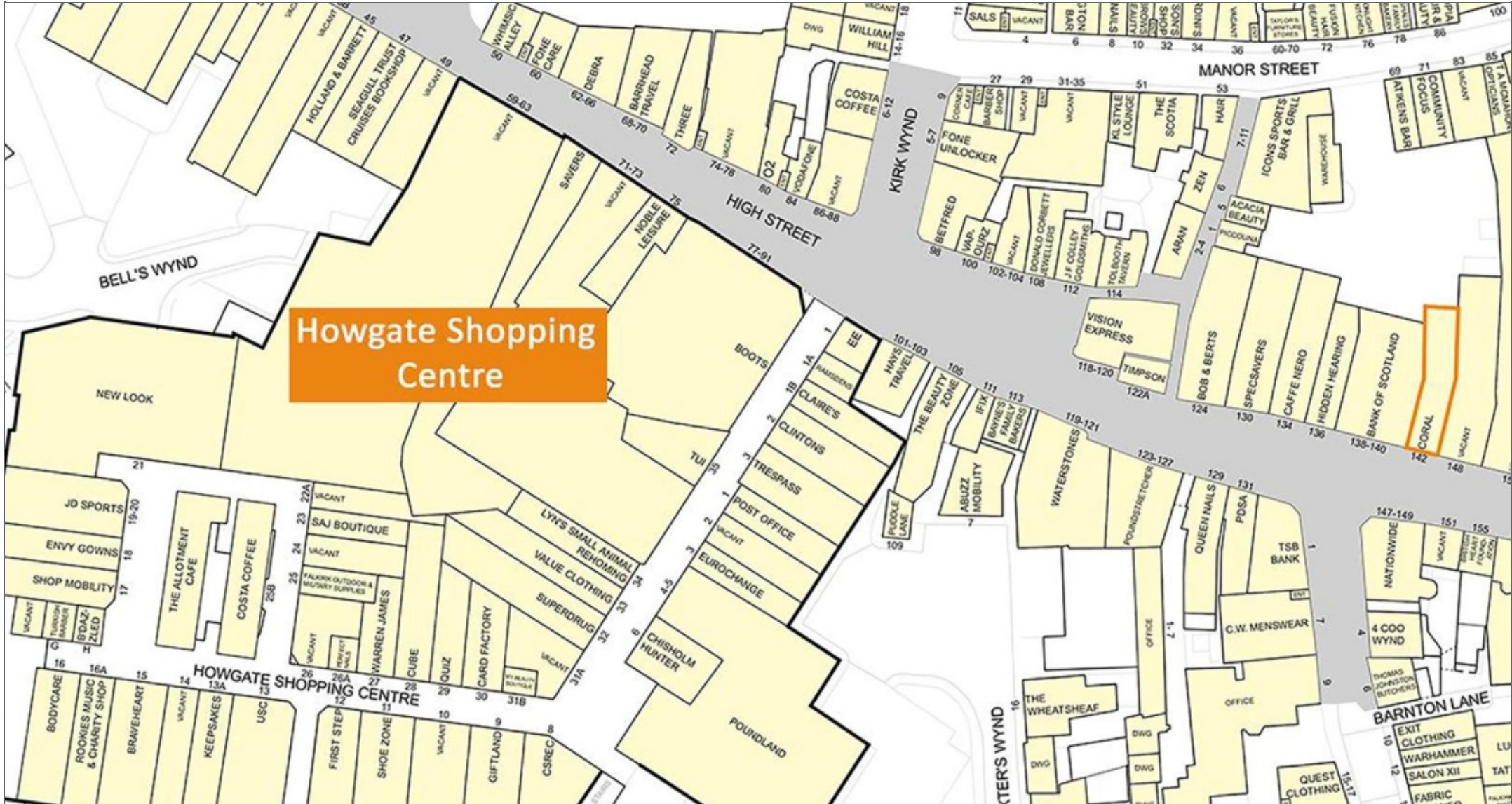
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Contacts

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2024