

# Lot 35, Howgate Shopping Centre, High Street, Falkirk, Central FK1 1HG

For sale by Auction on 18/May/2022 (unless sold or withdrawn prior)



# Lot 35, Howgate Shopping Centre, High Street, Falkirk, Central FK1 1HG

For sale by Auction on 18/May/2022 (unless sold or withdrawn prior)

## Property Information

### Town Centre Heritable Shopping Centre Investment

- Substantial Shopping Centre of 185,533 sq ft (GIA) of circa 56 Shops
- Occupiers include JD Sports and Wilko together with a number of local traders.
- Substantial asset management opportunities and future development potential (subject to consents)
- Prominent Town Centre location, benefitting from frontages onto High Street
- Current actual and estimated gross income (including mall commercialisation, vending machines, car parking and advertising etc) is £977,293 p.a.

#### Lot

35

#### Auction

18/May/2022

#### Rent

£977,293 per Annum

#### Status

Available

#### Sector

Shopping Centre

#### 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

Falkirk with a population of 36,000 is located in central Scotland, 22 miles north-east of Glasgow, 25 miles west of Edinburgh and 12 miles south of Stirling. The town benefits from good road links via M9 (Junction 6), M876 (Junction 1) motorways, which in turn provide direct access to both Glasgow and Edinburgh. The property is the dominant shopping centre in the town strategically located in the prime pitch on southern side of the pedestrianised High Street, at its junction with Vicar Street. The property is a short walk from Falkirk Grahamston Station which provides direct services to Edinburgh in 39 minutes. Nearby occupiers include Waterstones Vodafone, Bank of Scotland, Caffè Nero and TSB.

### Tenure

Heritable. Scottish Equivalent of English Freehold

### Description

The property is a prominent shopping centre built in 1990 and providing approximately 56 retail units (185,533 sq ft GIA) predominantly over ground floor, with a small number of units at lower ground level. The centre is anchored by a good range of national multiple retailers including River Island, JD Sports, Poundland, Superdrug, Wilko and New Look. There is also a food court and associated seating.

All the retail units are serviced from the service yard / circular road. The shopping centre benefits from an integral 406 space multi storey car park with direct pedestrian access into the centre.

Pedestrian access to the shopping centre is principally from the High Street.

### VAT

VAT is applicable to this lot.

### Planning

The property may benefit from future redevelopment for a variety of uses, subject to all necessary consents and current tenancies. Interested Parties are referred to Falkirk Council - [www.falkirk.gov.uk](http://www.falkirk.gov.uk) Tel: 01324 506070

### Viewings

Please contact Mhairi Archibald (0771 8899341)

#### 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 35, Howgate Shopping Centre, High Street, Falkirk,

**Central FK1 1HG**

For sale by Auction on 18/May/2022 (unless sold or withdrawn prior)



## Tenancy & Accommodation

A Full Tenancy Schedule is available within the solicitors legal pack at [www.acuitus.co.uk](http://www.acuitus.co.uk). Retailers include Wilkos, JD Sport, Warren James and Superdrug amongst others  
Approximately 17,236 sq m ( 185,533 sq ft)

Income

Current actual and estimated gross income (including mall commercialisation, vending machines, car parking and advertising etc) is £977,293 per annum.

# Lot 35, Howgate Shopping Centre, High Street, Falkirk, Central FK1 1HG

For sale by Auction on 18/May/2022 (unless sold or withdrawn prior)



# Lot 35, Howgate Shopping Centre, High Street, Falkirk, Central FK1 1HG

For sale by Auction on 18/May/2022 (unless sold or withdrawn prior)



# Lot 35, Howgate Shopping Centre, High Street, Falkirk, Central FK1 1HG

For sale by Auction on 18/May/2022 (unless sold or withdrawn prior)



# Lot 35, Howgate Shopping Centre, High Street, Falkirk, Central FK1 1HG

For sale by Auction on 18/May/2022 (unless sold or withdrawn prior)



# Lot 35, Howgate Shopping Centre, High Street, Falkirk, Central FK1 1HG

For sale by Auction on 18/May/2022 (unless sold or withdrawn prior)





# Lot 35, Howgate Shopping Centre, High Street, Falkirk, Central FK1 1HG

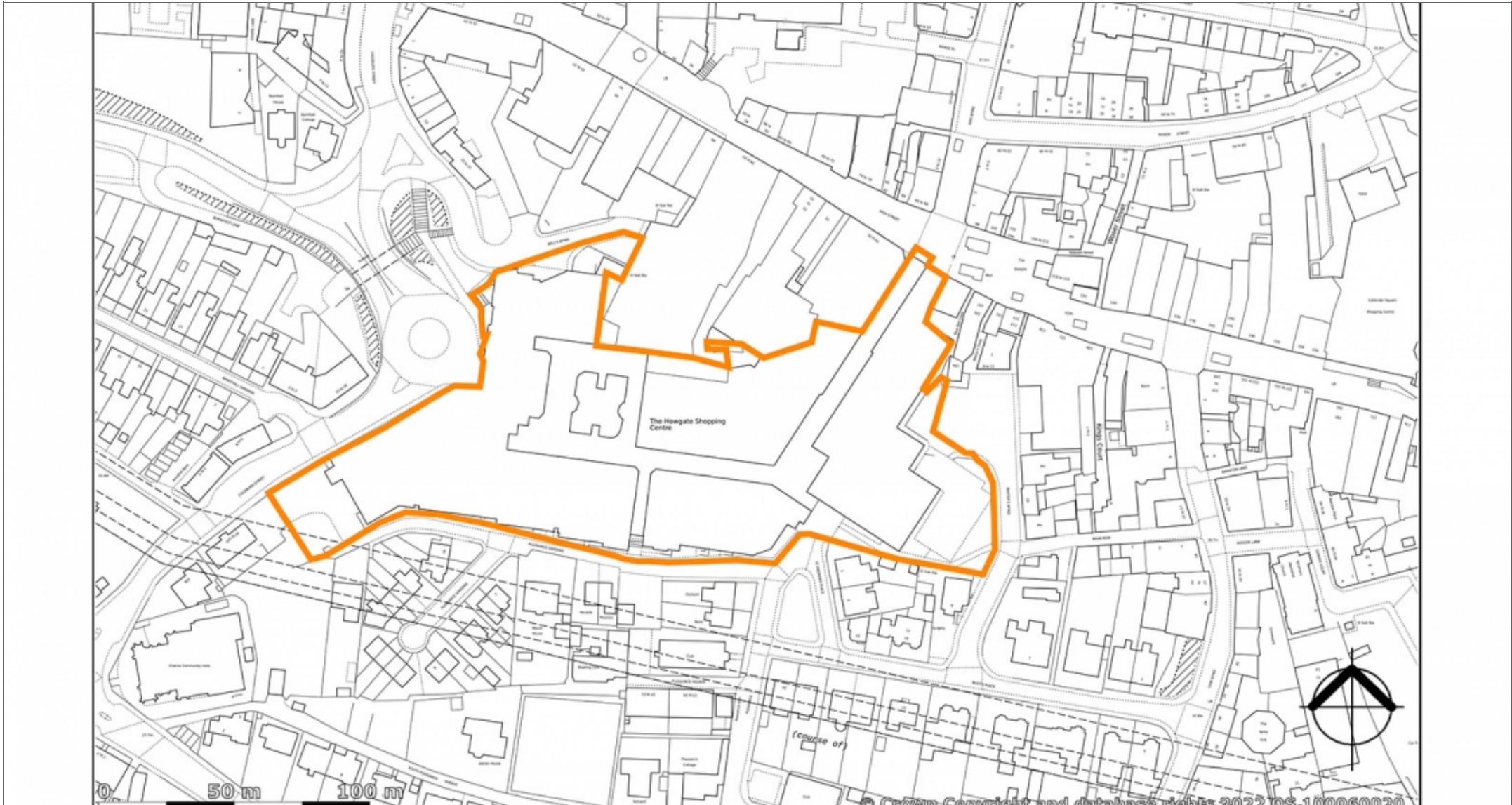
For sale by Auction on 18/May/2022 (unless sold or withdrawn prior)



# Lot 35, Howgate Shopping Centre, High Street, Falkirk,

## Central FK1 1HG

For sale by Auction on 18/May/2022 (unless sold or withdrawn prior)



# Lot 35, Howgate Shopping Centre, High Street, Falkirk, Central FK1 1HG

For sale by Auction on 18/May/2022 (unless sold or withdrawn prior)

## Contacts

### Acuitus

**Mhairi Archibald**  
+44 (0)7718 899 341  
[Mhairi.archibald@acuitus.co.uk](mailto:Mhairi.archibald@acuitus.co.uk)

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

### Seller's Solicitors

**Brodies LLP**  
15 Atholl Crescent  
Edinburgh  
Scotland  
EH3 8HA

**Allan Cairns**  
0131 526 4060  
[allan.cairns@brodies.com](mailto:allan.cairns@brodies.com)

**Calum McKenzie**  
0131 526 4086  
[calum.mckenzie@brodies.com](mailto:calum.mckenzie@brodies.com)

## 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