# **Opportunity to Let**





Howgate Shopping Centre
High Street
Falkirk
FK1 1HG







Boasting 350 parking spaces, The Howgate is situated in the heart of the Central Belt, with direct access to the M9 (Edinburgh/Stirling) & and the M8 (Glasgow).

Major retailers include:



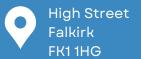




RIVER ISLAND















# Unit 1 (adjoining)

Area 1,942 sq ft



Attractive rent

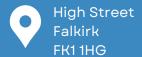
Inclusive service charge

Rent POA

Proposed Rateable Value £10,900 p.a. Rates Payable £8,665 p.a.







#### VAT

All prices quoted may be liable to added tax.

#### Legal Costs

Each party is responsible for payment of their own legal costs incurred in documenting this transaction.

### Plans & Photographs

Any plans or photographs were correct at the time of preparation and are shown for reference, not fact.

#### **Agents Note**

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/let has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.







### Contact

#### **Alistair Watt**

Tel. 0141 648 5260 | M: 07563 383317

Alistair@beaconbrooke.com

www.beaconbrooke.com











