



 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:

NEW LOOK Poundland® QUIZ





Superdrug

RIVER ISLAND



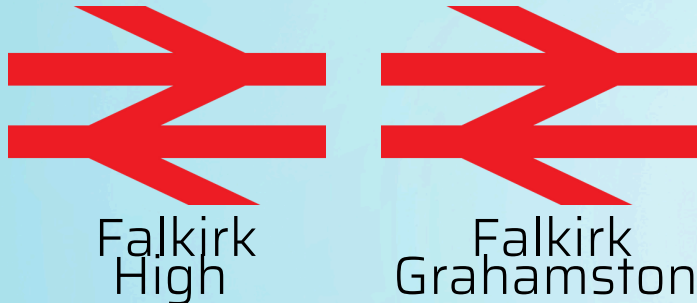
 **Falkirk**  
**FK1 1HG**

 188,000 ft<sup>2</sup>  


 **48**  
**units**



# Getting Here



There are two train stations in Falkirk - Falkirk High & Falkirk Grahamston. Trains travel directly to and from Glasgow, Edinburgh, Stirling & London.



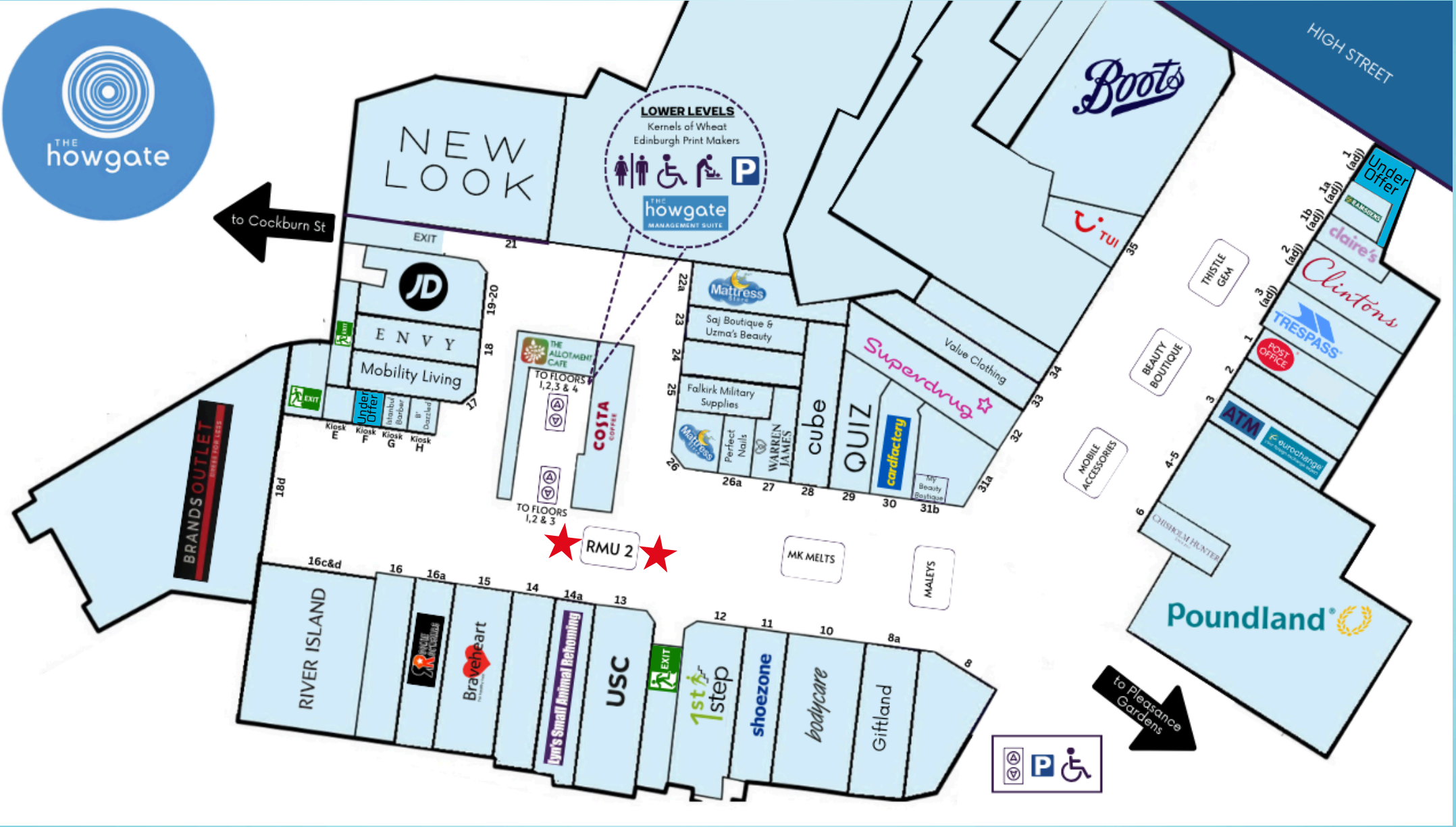
20 miles from Edinburgh Airport



33 miles from Glasgow Airport



M9 from Edinburgh  
M80 from Glasgow



HIGH STREET



# RMU 2

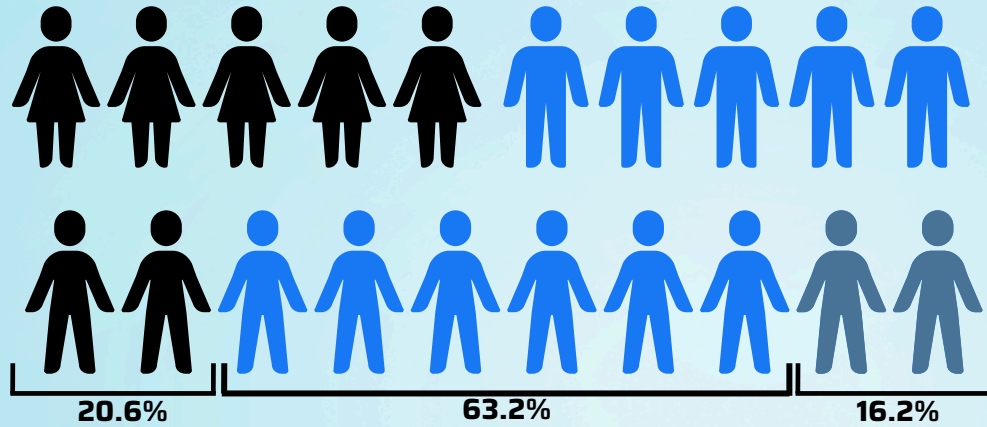
Rateable Value  
£4,000 p.a.



This RMU is positioned in the prime location right next to the lifts and Costa Coffee, ensuring maximum exposure to foot traffic and coffee-lovers alike. With only one vacant RMU left out of six, this is your chance to join a bustling community of retailers in a high-traffic area. Don't miss out on this golden opportunity to showcase your products and capture the attention of eager shoppers as they pass by.

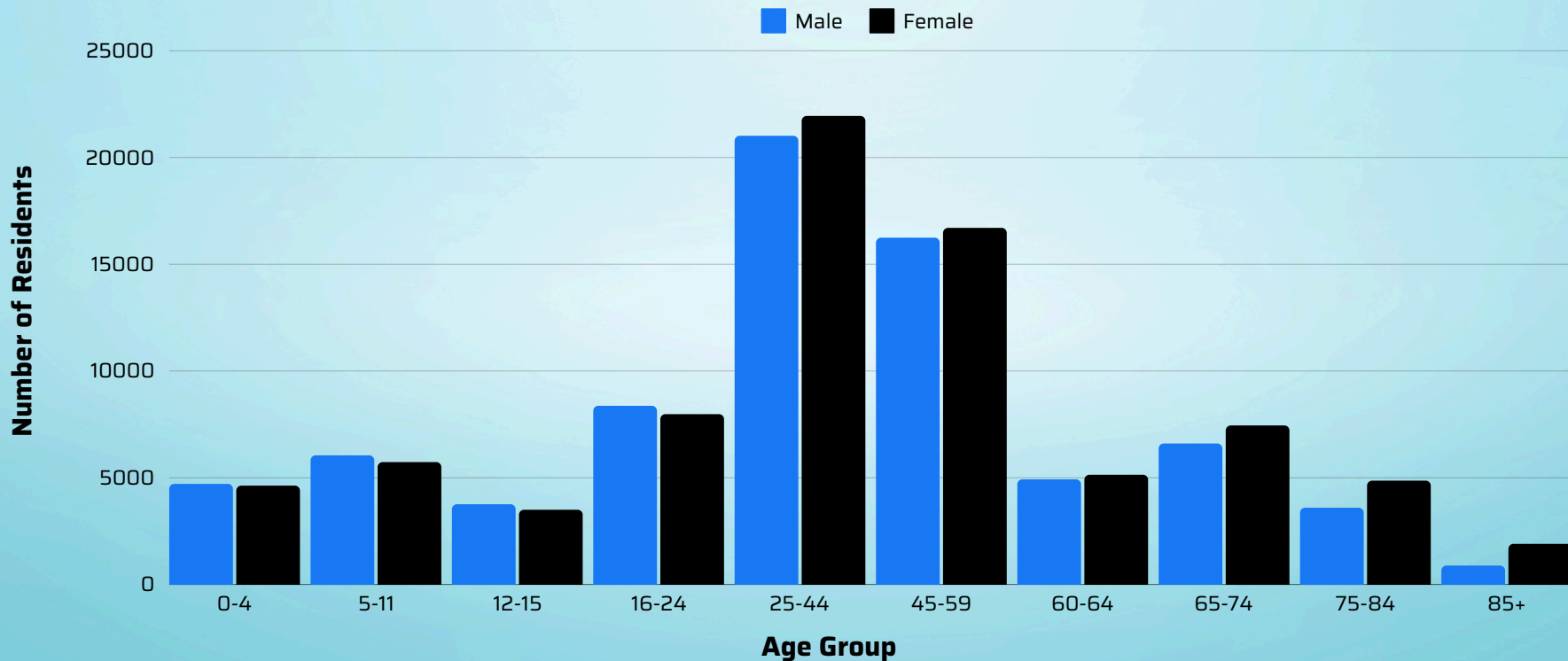
# Demographics

**Population of Falkirk:  
155,990**



Female: 79,840  
Male: 76,150

- 0-17 years
- 18-64 years
- 65+ years



## 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.



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PROPERTY CONSULTANTS

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