

**RMJ**

**THE**  
howgate

# RETAIL UNIT TO LET

UNIT 32 - 5,550 SQ FT

enquiries@rmjletting.com 0141 739 8833



[howgateshoppingcentre.co.uk](http://howgateshoppingcentre.co.uk)



**cardfactory**

NEW  
LOOK

**USC**

**COSTA**  
COFFEE





**TO  
LET**

# UNIT 32

Positioned near Card Factory and Chisholm Hunter, benefiting from strong neighbouring brands and consistent footfall.



5,550 SQ FT

**RATES**

Rateable Value: £26,750  
Rates Payable: £13,321.50

**Service Charge**

Service Charge: £33,993  
Insurance: £1,837

## Key Features



### Prime Retail Position

Situated within The Howgate Shopping Centre, near Card Factory, Chisholm Hunter, and local independent retailers.



### Flexible Retail Space

Open-plan layout suitable for a variety of retail or service uses.



### Excellent Accessibility

Immediate access to 350-space centre parking and key transport links.



## Location

Falkirk is a historic Scottish town with deep industrial roots, located in the Central Lowlands between Edinburgh and Glasgow.



In recent years, Falkirk has seen significant regeneration and investment. A combined £100 million from the UK and Scottish Governments is helping to support local industries and create new job opportunities across the region. Central to this is the £80 million Falkirk Growth Deal, which is expected to generate approximately 1,660 new jobs over the next 30 years.

## Getting Here

- ▶ Excellent accessibility via the M9 and M8 motorways, providing direct links to Edinburgh, Stirling and Glasgow. The A803 connects to Grangemouth, while the A876 provides access to Kincardine and the west.
- ▶ On-site parking for 350 vehicles in a multi-storey car park.
- ▶ Both Falkirk High and Falkirk Grahamston railway stations provide direct services to Glasgow, Edinburgh, Stirling and London



## VAT

All prices quoted are subject to VAT.

## LEGAL COSTS

Each party will meet its own legal costs in any transaction.

## PLANS

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

## AGENTS NOTES

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.



to Cockburn St

NEW LOOK

**LOWER LEVELS**  
Kernels of Wheat  
Edinburgh Print Makers

**THE howgate**  
MANAGEMENT GUIDE

**Unit 32**

Boots

HIGH STREET

BRANDS OUTLET

JD

ENVYGOWN'S

ENVYGOWN'S  
Bridal

THE ALLOTMENT CAFE  
TO FLOORS 1, 2, 3 & 4

COSTA

BABY STEPS 201

Say Boutique & Uzma's Beauty

Boba Bar

Mobility Matters

Mobility Matters

Perfect Nails

WARRIN JAMES

Cube

carefactory

Mobile Technicians

Celebrations

MOBILE ACCESSORIES

BEAUTY BOUTIQUE

1 2 3 4 5 6

15 (adj)

2 (adj)

3 (adj)

4 (adj)

5 (adj)

6 (adj)

7 (adj)

8 (adj)

9 (adj)

10 (adj)

11 (adj)

12 (adj)

13 (adj)

14 (adj)

15 (adj)

16 (adj)

17 (adj)

18 (adj)

19 (adj)

20 (adj)

21 (adj)

22 (adj)

23 (adj)

24 (adj)

25 (adj)

26 (adj)

27 (adj)

28 (adj)

29 (adj)

30 (adj)

31 (adj)

32 (adj)

33 (adj)

34 (adj)

35 (adj)

36 (adj)

37 (adj)

38 (adj)

39 (adj)

40 (adj)

41 (adj)

42 (adj)

43 (adj)

44 (adj)

45 (adj)

46 (adj)

47 (adj)

48 (adj)

49 (adj)

50 (adj)

51 (adj)

52 (adj)

53 (adj)

54 (adj)

55 (adj)

56 (adj)

57 (adj)

58 (adj)

59 (adj)

60 (adj)

61 (adj)

62 (adj)

63 (adj)

64 (adj)

65 (adj)

66 (adj)

67 (adj)

68 (adj)

69 (adj)

70 (adj)

71 (adj)

72 (adj)

73 (adj)

74 (adj)

75 (adj)

76 (adj)

77 (adj)

78 (adj)

79 (adj)

80 (adj)

81 (adj)

82 (adj)

83 (adj)

84 (adj)

85 (adj)

86 (adj)

87 (adj)

88 (adj)

89 (adj)

90 (adj)

91 (adj)

92 (adj)

93 (adj)

94 (adj)

95 (adj)

96 (adj)

97 (adj)

98 (adj)

99 (adj)

100 (adj)

101 (adj)

102 (adj)

103 (adj)

104 (adj)

105 (adj)

106 (adj)

107 (adj)

108 (adj)

109 (adj)

110 (adj)

111 (adj)

112 (adj)

113 (adj)

114 (adj)

115 (adj)

116 (adj)

117 (adj)

118 (adj)

119 (adj)

120 (adj)

121 (adj)

122 (adj)

123 (adj)

124 (adj)

125 (adj)

126 (adj)

127 (adj)

128 (adj)

129 (adj)

130 (adj)

131 (adj)

132 (adj)

133 (adj)

134 (adj)

135 (adj)

136 (adj)

137 (adj)

138 (adj)

139 (adj)

140 (adj)

141 (adj)

142 (adj)

143 (adj)

144 (adj)

145 (adj)

146 (adj)

147 (adj)

148 (adj)

149 (adj)

150 (adj)

151 (adj)

152 (adj)

153 (adj)

154 (adj)

155 (adj)

156 (adj)

157 (adj)

158 (adj)

159 (adj)

160 (adj)

161 (adj)

162 (adj)

163 (adj)

164 (adj)

165 (adj)

166 (adj)

167 (adj)

168 (adj)

169 (adj)

170 (adj)

171 (adj)

172 (adj)

173 (adj)

174 (adj)

175 (adj)

176 (adj)

177 (adj)

178 (adj)

179 (adj)

180 (adj)

181 (adj)

182 (adj)

183 (adj)

184 (adj)

185 (adj)

186 (adj)

187 (adj)

188 (adj)

189 (adj)

190 (adj)

191 (adj)

192 (adj)

193 (adj)

194 (adj)

195 (adj)

196 (adj)

197 (adj)

198 (adj)

199 (adj)

200 (adj)

201 (adj)

202 (adj)

203 (adj)

204 (adj)

205 (adj)

206 (adj)

207 (adj)

208 (adj)

209 (adj)

210 (adj)

211 (adj)

212 (adj)

213 (adj)

214 (adj)

215 (adj)

216 (adj)

217 (adj)

218 (adj)

219 (adj)

220 (adj)

221 (adj)

222 (adj)

223 (adj)

224 (adj)

225 (adj)

226 (adj)

227 (adj)

228 (adj)

229 (adj)

230 (adj)

231 (adj)

232 (adj)

233 (adj)

234 (adj)

235 (adj)

236 (adj)

237 (adj)

238 (adj)

239 (adj)

240 (adj)

241 (adj)

242 (adj)

243 (adj)

244 (adj)

245 (adj)

246 (adj)

247 (adj)

248 (adj)

249 (adj)

250 (adj)

251 (adj)

252 (adj)

253 (adj)

254 (adj)

255 (adj)

256 (adj)

257 (adj)

258 (adj)

259 (adj)

260 (adj)

261 (adj)

262 (adj)

263 (adj)

264 (adj)

265 (adj)

266 (adj)

267 (adj)

268 (adj)

269 (adj)

270 (adj)

271 (adj)

272 (adj)

273 (adj)

274 (adj)

275 (adj)

276 (adj)

277 (adj)

278 (adj)

279 (adj)

280 (adj)

281 (adj)

282 (adj)

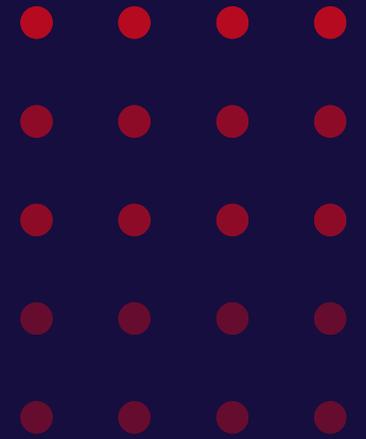
283 (adj)

284 (adj)

285 (adj)

# CONTACT US

# RMJ



-  8 John Street, Glasgow
-  0141 739 8833
-  [enquiries@rmjletting.com](mailto:enquiries@rmjletting.com)
-  [rmjletting.com](http://rmjletting.com)

