

**RMJ**

**THE**  
howgate

# RETAIL UNIT TO LET

UNIT 12- 5,088 SQ FT

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



**cardfactory**

**NEW  
LOOK**

**USC**

**COSTA  
COFFEE**



5,088 SQ FT



THE  
**howgate**

**TO  
LET**

## UNIT 12

Positioned near USC and Warren James, benefiting from strong neighbouring brands and consistent footfall.

### RATES

Rateable Value: £30,750

Rates Payable: £15,314

### Service Charge

Service Charge: £31,763

Insurance: £1,300.87

## Key Features



### Prime Retail Position

Situated within The Howgate Shopping Centre, near USC, Warren James, 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

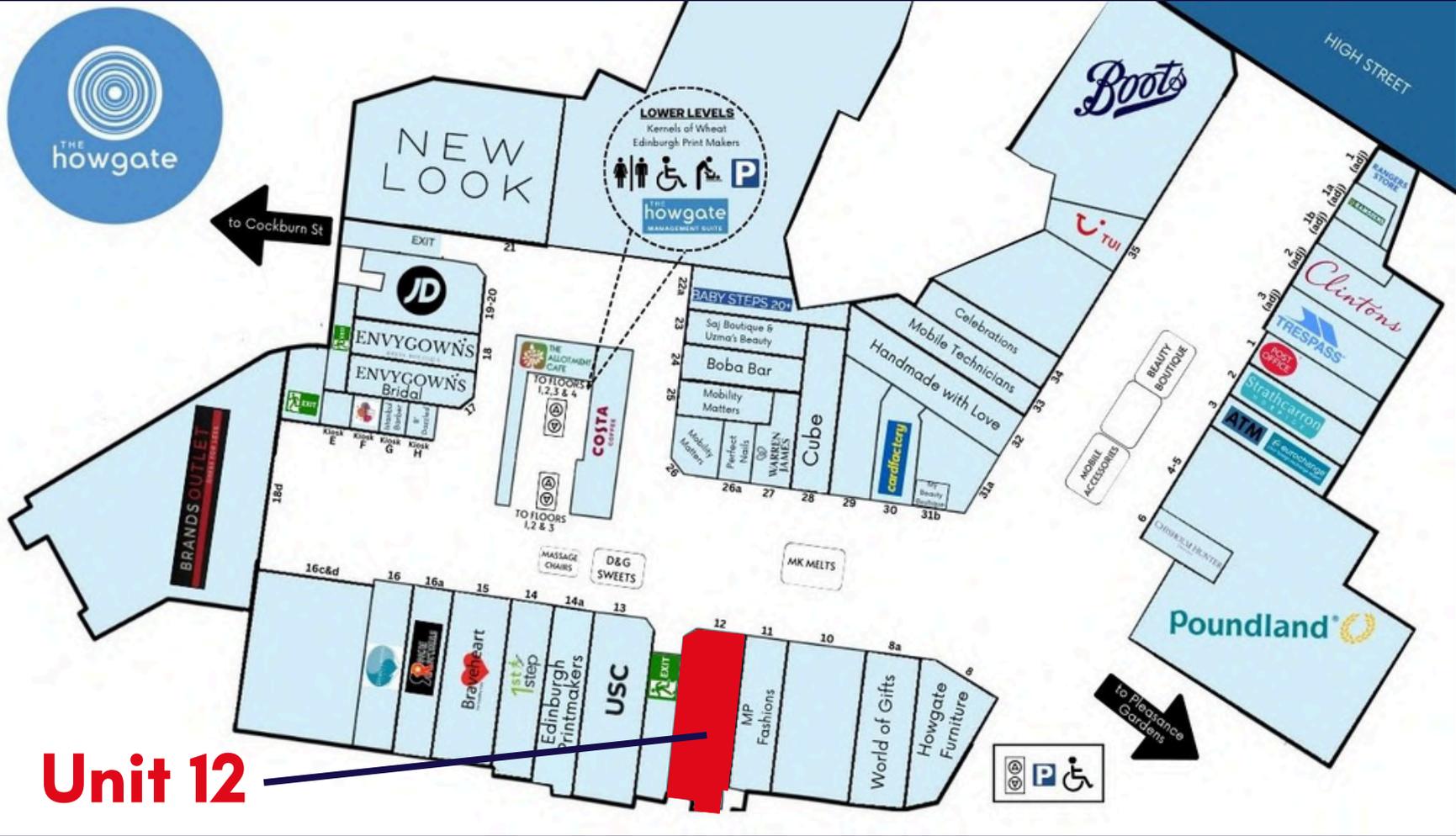
Each party will meet its own legal costs in any transaction.

## PLANS

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

## AGENTS NOTES

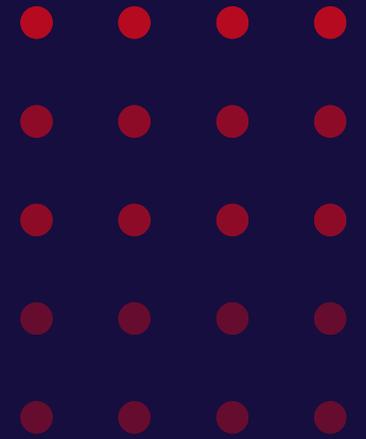
Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/let has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed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



**Unit 12**

# CONTACT US

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