

TO LET

PRIME RETAIL UNIT WITH CLASS 3 CONSENT

Gunn
PROPERTY CONSULTANTS

**74 HIGH STREET
FALKIRK**



LOCATION

Falkirk is situated approximately 23 miles to the west of Edinburgh and 25 miles north east of Glasgow, with a resident population of approximately 35,000 people, and an estimated catchment of 140,000 within a 6 mile radius.

The subjects occupy a prime retail position on High Street, close to the entrance of the Howgate shopping centre. Nearby retailers include Boots, Costa, 3 and O2 etc.

DESCRIPTION

The premises comprise the basement, ground, first, second and third floors of a three storey sandstone tenement building under a pitched and slated roof.

FLOOR AREA

Basement	1,680 sq ft	(156.07 sq m)
Ground Floor	2,855 sq ft	(265.22 sq m)
First Floor	1,170 sq ft	(108.69 sq m)
Second Floor	1,440 sq ft	(133.71 sq m)
Third Floor	900 sq ft	(83.61 sq m)

0141 221 3500

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