



TO LEASE

CLASS E RETAIL/RESTAURANT OPPORTUNITY

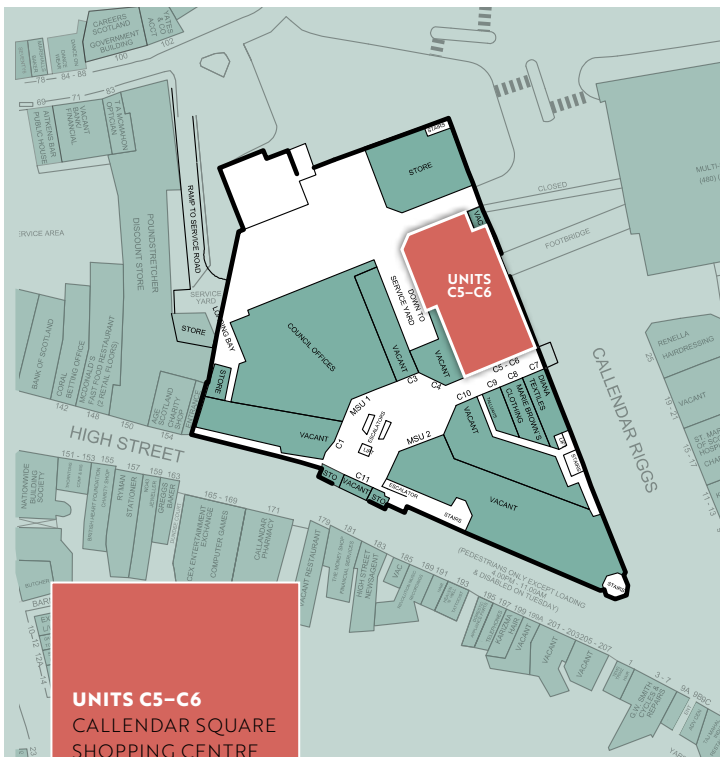
UNITS C5-C6

CALLENDAR SQUARE
SHOPPING CENTRE
HIGH STREET
FALKIRK | FK1 1UJ

- FORMER FOOD STORE RETAIL UNIT **TO LET**
- APPROXIMATELY **9,000 SQ FT** SPLIT OVER GROUND AND LOWER GROUND
- THE PROPERTY BENEFITS FROM A **DOUBLE ASPECT** FACING IN TO THE SHOPPING PRECINCT AS WELL AS THE PUBLIC HIGHWAY
- CALLENDAR RIGGS, THE ROAD AT THE REAR OF THE SCHEME, HAS A LARGE REAR PEDESTRIANISED AREA **SUITABLE FOR AN AL FRESCO ELEMENT**
- THE 2,500 SQ FT LOWER LEVEL SPACE WOULD BE IDEAL FOR **KITCHEN, FOOD PREP, STORAGE OR LOGISTICS**
- THE SCHEME BENEFITS FROM **GENEROUS PARKING** WITH A MULTI STOREY CAR PARK FACILITY



**CALLENDAR
SQUARE**



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LOCATION

MIDWAY BETWEEN EDINBURGH AND GLASGOW, **FALKIRK** IS IN THE HEART OF SCOTLAND, WITH EXCELLENT MOTORWAY AND RAIL LINKS, AND TWO INTERNATIONAL AIRPORTS NEARBY.

CALLENDAR SQUARE SHOPPING CENTRE IS A 125,000 SQ FT COVERED MALL OVER THREE LEVELS, WITH A 500 SPACE MULTI-STOREY CAR PARK. IT IS A KEY HOLDING WITHIN FALKIRK TOWN CENTRE, WITH FRONTAGES TO THE HIGH STREET AND CALLENDAR RIGGS.

DESCRIPTION

THE PROPERTY COMPRISES A FORMER FOOD STORE RETAIL UNIT SET OVER GROUND FLOOR AND BASEMENT AT THE REAR OF THE CENTRE.

IT COULD BE USED FOR EITHER RETAIL OR FOR RESTAURANT USE. THE CENTRE HAS RANGE OF SIZES AND FORMATS AVAILABLE, SO INTERESTED PARTIES ARE ENCOURAGED TO GET IN TOUCH.

SIZE

WE HAVE BEEN PROVIDED WITH THE FOLLOWING APPROXIMATE NET INTERNAL AREAS:

GROUND FLOOR: **6,578 SQ FT**

LOWER GROUND: **2,512 SQ FT**

RENT

UPON APPLICATION.

SERVICE CHARGE

TO BE CONFIRMED.

BUSINESS RATES

TO BE CONFIRMED WITH THE LOCAL AUTHORITY.

LEASE

A NEW LEASE IS AVAILABLE FROM THE LANDLORD ON TERMS TO BE AGREED.

INCENTIVES

INCENTIVES MAY BE AVAILABLE TO SUITABLE PARTIES, UPON APPLICATION.



MISREPRESENTATIONS ACT 1967 & PROPERTY MISDESCRIPTIONS ACT 1991

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