



To Let

Retail Unit

Grab & Go Kiosk/Newsagent/Coffee

AVAILABLE NOW

**Falkirk High Station,
Falkirk
FK2 7EZ**

Description:

A new business opportunity has arisen in Falkirk High station for a coffee shop, Newsagent.

895,000+

ANNUAL STATION FOOTFALL*

Location:

Falkirk High railway station is one of the railway stations serving the town of Falkirk. It is on the Glasgow to Edinburgh via Falkirk Line and situated on the southern edge of the town, close to the Union Canal. Journey times to Edinburgh vary from 27 minutes to 38 minutes depending on stopping stations and time of day; to Glasgow the journey time is between 18 and 26 minutes.

**The latest figures available from the Office of Rail & Road (ORR) record passenger entries and exits of 895,962 for 2019/2020.*

**station
spaces**





Property:

The premises comprise a retail unit being a single retail kiosk located within the booking hall. The unit currently does not have connection to water and drainage, however, quotes are being obtain in this regard. The unit has connection to 63amp single phase electrical supply.

Unit size:

Ground Floor: 4.62 sq. m / 15.15 sq. ft.

Rates, services and insurance:

Rates to be assessed. Interested parties are advised to make their own enquiries to the local planning and building authorities in respect of business rates and planning.

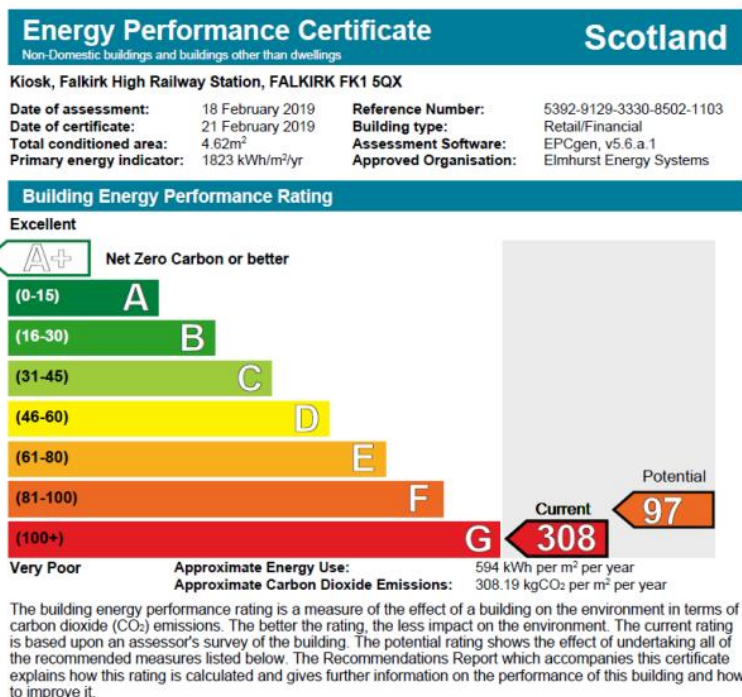
Service Charge and Insurance Charge levied by way of a fixed contribution reflecting 7.5% & 2.5% of the Rent payable respectively.

Rent:

To be negotiated depending on use but it is likely to comprise a Minimum Guaranteed Rent and/or a rent based on turnover.

Costs:

The ingoing occupier will be responsible for all the Landlord and all the Superior Landlord legal and professional fees.



For further details relating to this opportunity, please contact:
stationspaces@scotrail.co.uk

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