



# To Let

## Retail Unit

Grab & Go Kiosk/Newsagent

**AVAILABLE NOW**

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**Falkirk Grahamston Station,  
Meeks Road  
Falkirk  
FK2 7EZ**

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### Description:

A new business opportunity has arisen within the station of Falkirk Grahamston. This presents an excellent opportunity for a newsagents or Grab & Go food. The unit benefits from newly installed water and drainage and a metered power supply.

**709,000+**  
**ANNUAL STATION FOOTFALL\***

### Location:

Falkirk Grahamston plays a key service to the large town of Falkirk. Home to the Edinburgh/Dunblane line and Glasgow/Cumbernauld line. This station also acts as a linking point for Edinburgh and Glasgow commuters.

*\*The latest figures available from the Office of Rail & Road (ORR) record passenger entries and exits of 709,000 for 2019/2020.*

**station  
spaces**





### Property:

A single retail unit with main concourse access to platform 1. Positioned opposite the ticket office and waiting area, this unit benefits from a suspended ceiling, separate preparation area and secured with a roller shutter. The Unit has the capability to currently operate between 6.30am - 9.30pm.

### Unit size:

Ground Floor: 10.1 sq. m / 108 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.

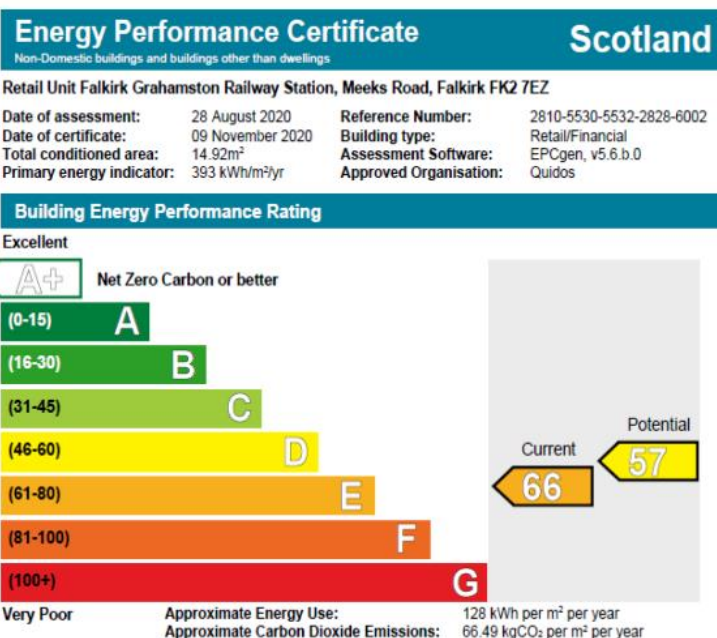
Service Charge and Insurance Charge levied by way of a fixed contribution reflecting 7.5% & 2.5% of the Rent payable respectively.

### 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.



The building energy performance rating is a measure of the effect of a building on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The better the rating, the less impact on the environment. The current rating is based upon an assessor's survey of the building. The potential rating shows the effect of undertaking all of the recommended measures listed below. The Recommendations Report which accompanies this certificate explains how this rating is calculated and gives further information on the performance of this building and how to improve it.

**For further details relating to this opportunity, please contact:**  
**[stationspaces@scotrail.co.uk](mailto:stationspaces@scotrail.co.uk)**

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