



# To Let

## Retail Unit

Grab & Go Kiosk/Newsagent/Coffee

**AVAILABLE NOW**

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

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**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**

 **ScotRail**  
SCOTLAND'S RAILWAY



### 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.

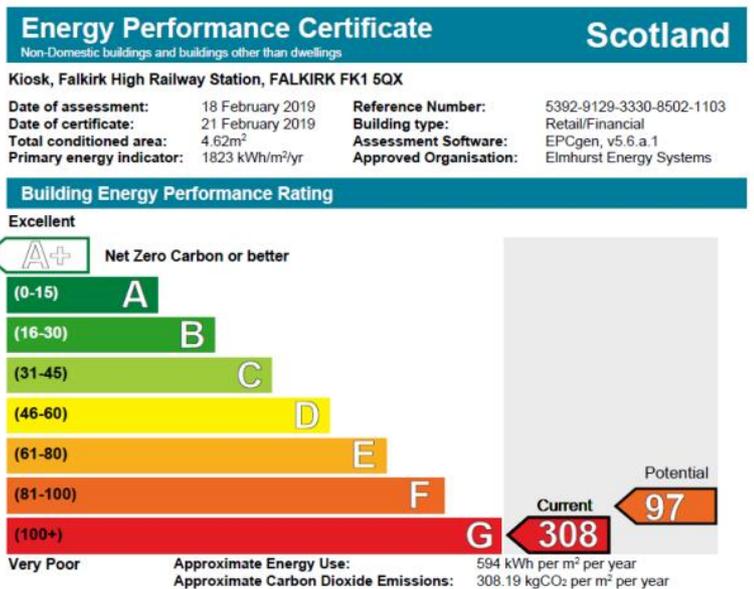
Service Charge and Insurance Charge levied by way of a fixed contribution reflecting 7.5% & 2.5% of the Rent payable respectively.

### 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.



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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