



SITUATION

Located close to the junction with Cockburn Street, nearby multiples such as **Bonmarché, Greggs, Ladbrokes** and a variety of independent retailers in the town centre.

Falkirk is positioned in the central belt of Scotland and is well served by road links, being accessed via the M9 (Junction 6) and M80 (Junction 8), which in turn provide access to Edinburgh and Glasgow.

VAT is applicable to this Lot

PROPERTY

A mid-terrace building comprising:

- **Double Bank** on ground floor and basement level, with separate front access to **Office Accommodation** on the first and second floors.
- **Vacant Commercial Unit** on ground floor, basement, first and second floors.

Note: Refer to the Auctioneers for the video tour of the Vacant Commercial Unit.

TENURE – HERITABLE

TENANCIES & ACCOMMODATION

Property	Accommodation ¹	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 29/31 (Double Bank & Offices)	Basement Area	Approx. 301 sq ft	Santander UK Plc (Having approx. 440 branches) (T/O for Y/E 31/12/2024 £13.2bn, Pre-Tax Profit £1.349bn and Shareholders' Funds £13.77bn)	20 years from 22nd October 2012	£47,500
	Ground Floor Area	Approx. 1,824 sq ft			
	First Floor Area	Approx. 1,164 sq ft			
	Second Floor Area	Approx. 1,146 sq ft			
	Total NIA	Approx. 4,435 sq ft			
No. 27 (Commercial Unit)	Basement Area	Approx. 337 sq ft	VACANT (Previously occupied by Santander at £24,750 p.a.)		
	Ground Floor Area	Approx. 960 sq ft			
	First Floor Area	Approx. 460 sq ft			
	Second Floor Area	Approx. 468 sq ft			
	Total NIA	Approx. 2,225 sq ft			

¹Not inspected by Barnett Ross. Areas supplied by Vendor.

Total: £47,500
(Plus Vacant
Commercial Unit)

£47,500 p.a. plus
Vacant Commercial Unit

The Surveyors dealing with this property are
John Barnett and Elliott Greene

Vendor's Solicitors

DLA Piper
Tel: 0131 345 5191 Ref: Finlay Campbell
Email: finlay.campbell@dlapiper.com

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,500 including VAT upon exchange of contracts
*Refer to points 9 and 10 in the 'Notice to all Bidders'

