

FOR SALE

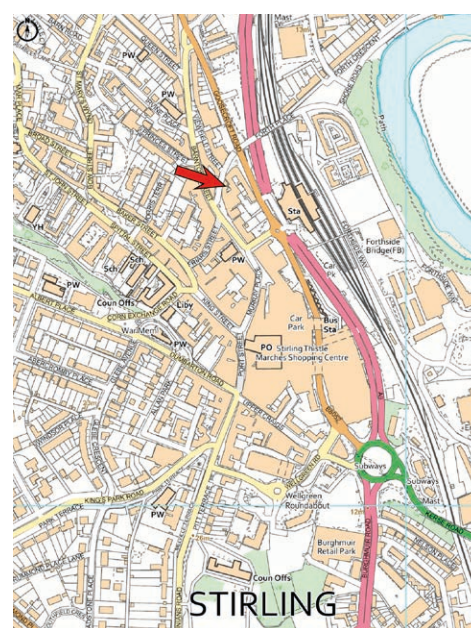
(Due to Retirement)

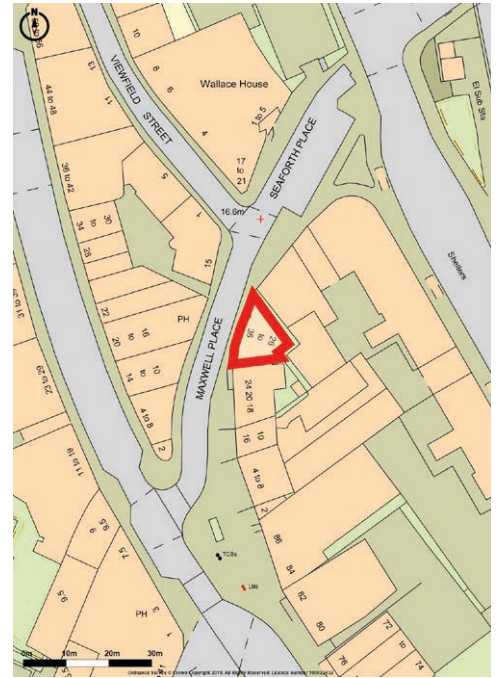
RETAIL UNIT



32 Maxwell Place, Stirling, FK8 1JU

- Retail Unit over Ground and First Floors
- Situated in Excellent City Centre Location
- Short Walk from Thistles Shopping Centre and Transport Hubs
- Extending to 188.9 sq m/2,033 sq ft (including Mezzanine Floor)
- Suitable for Possible Future Redevelopment (Subject to Consents).





LOCATION:

Stirling is widely regarded as one of Scotland's busiest and most popular business and tourist destinations, situated in a strategic location within the heart of the Central Belt.

Stirling is a thriving affluent historic city and is the main administrative and financial centre for the Stirling Council area. The city is located approximately 30 miles northwest of Edinburgh and around 25 miles northeast of Glasgow and is acknowledged as the gateway to the Highlands. Stirling benefits from major tourist attractions including Stirling Castle and the National Wallace Monument. The premises are located within a prominent position in the centre of Stirling, a short walk from the Thistles Shopping Centre and the city's railway and bus stations, which provide easy access to all other major business centres throughout Scotland.

DESCRIPTION:

The subjects comprise a two storey and attic terraced building of brick construction, predominantly covered with a flat roof, assumed to be overlaid with felt or similar material. There is a mansard style second floor/attic extension of similar construction and clad in mansard hung slates.

Internally the ground floor is predominantly open plan in nature and currently laid out as a lighting showroom. The first floor is more cellular, providing storeroom, offices and staff kitchen/tea prep. The mezzanine floor has been constructed to provide storage space and is of steel construction overlaid with timber boarding.

According to our calculations, the subjects extend to the following approximate net internal areas:

Ground Floor:	89.1sq.m	959sq.ft
First Floor:	67.4sq.m	725sq.ft
Mezzanine:	32.4sq.m	349sq.ft
Total:	188.9sq.m	2,033sq.ft

GENERAL:

The subjects would be suitable for their current use as retail with office/storage above, however, future redevelopment of the building/site could be considered subject to relevant consents.

Enquiring parties should make their own enquiries with Stirling Council, Planning Department Tel - 01786 233 660

PRICE:

Offers in the region of £170,000 are invited for the purchase of our client's heritable interest in the subjects.

RATING:

According to the Scottish Assessors Association website, the subjects are entered the current valuation role as follows:

Rateable Value: £17,200

Subject to meeting relevant criteria, the incoming occupier may be eligible to claim 25% rates relief under the Small Business Bonus Scheme.

VAT:

All prices, rents and premiums etc are quoted exclusive of VAT (if applicable).

EPC:

Available on request.

To arrange a viewing please contact:



Andrew Peel
Property Agent
apeel@g-s.co.uk
01786 463111



Conal Philliben
Property Agent
conal.philliben@g-s.co.uk
07771 528 190

IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: September 2021