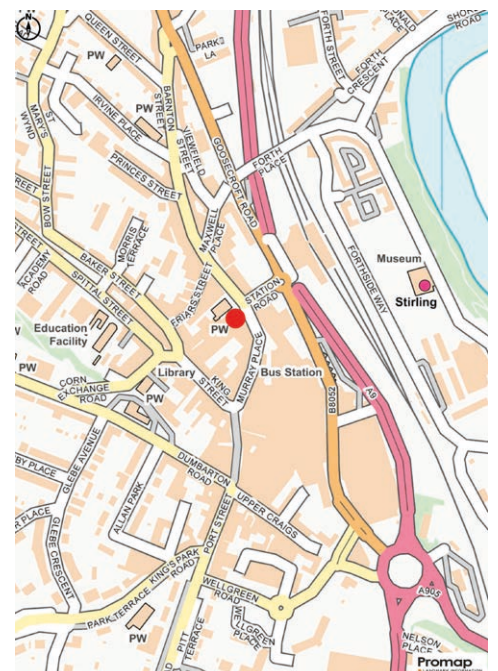




Various Units Stirling Arcade, Stirling, FK8 1AX

- Attractive Retail Units
- Suitable for Retail and Leisure
- Situated in Stunning Victorian Arcade
- Within Stirling City Centre





LOCATION:

Stirling is regarded as one of Scotland’s busiest and most popular tourist and business destinations, benefitting from an excellent strategic location within the heart of the country’s Central Belt.

The city is located approximately 36 miles north-west of Edinburgh and around 27 miles north-east of Glasgow and benefits from excellent transport links via the M9 and M80 motorways, together with mainline railway and bus stations.

Stirling Arcade has long been an important feature in the city centre, due to its prominent location and two entrances off Murray Place and King Street.

DESCRIPTION:

Stirling Arcade has benefitted from an extensive renovation and redecoration programme and provides a unique shopping environment, with beautiful architectural features and contemporary retail and business units.

We estimate that the units extend to the following approximate net internal areas:

Unit	Rent PA	Sq.ft.
Unit 2	£14,000	343
Unit 12	£12,000	600
Unit 13	£7,200	225
Unit 19-21	£14,350	828
Unit 33	£7,750	365
Unit 38	£12,500	690

LEASE TERMS:

New all-Inclusive Full Repairing and Insuring leases, with flexible terms are being offered.

Unit 19-21 is available by the way of a Lease Assignment. Alternatively, the landlords may consider entering into a new lease agreement with a suitable tenant.

RATEABLE VALUE:

According to the Scottish Assessors Association website, all units have a rateable value under £15,000.

Subject to meeting relevant criteria, incoming tenants will therefore be eligible to claim 100% rates relief, through the Small Business Bonus Scheme

VAT:

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

VIEWING:

Strictly by prior arrangement with the sole agents.

ENTRY:

By mutual agreement.

To arrange a viewing please contact:



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



Tony Barclay
Property Agent
tony.barclay@g-s.co.uk
0141 332 1194

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.
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