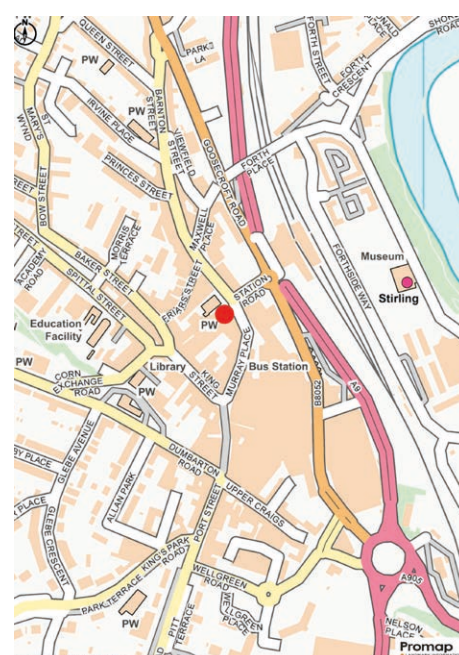




Unit 19-21 Stirling Arcade, Stirling, FK8 1AX

- Attractive Corner Retail Unit
- Suitable for Retail and Leisure
- Situated in Stunning Victorian Arcade
- Within Stirling City Centre
- Extends to 76.92 sq.m./828 sq.ft.





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.

The subjects are located in a prominent location on Murray Place, within a short walk from the Thistles Shopping Centre and Railway Station.

DESCRIPTION:

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

Unit 19-21 is one of the prime retail units located in the heart of the Arcade, with superb return frontages providing excellent display windows.

We estimate that the property extends to the following approximate net internal areas:

Ground Floor: 76.92 sq.m./828 sq.ft.

LEASE TERMS:

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, the subjects are entered into the Valuation Roll as follows:

Rateable Value: £8,200.

Subject to meeting relevant criteria, the incoming tenant will 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:



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



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

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