



RETAIL UNIT TO LET

- > HIGH LEVELS OF PASSING FOOTFALL AND VEHICULAR TRAFFIC
- > OPEN-PLAN RETAIL ACCOMMODATION
- > 84.35 SQM. / 908 SQ. FT
- > INCOMING OCCUPIERS MAY BENEFIT FROM 100% RATES RELIEF
- > RENT £11,500 PA

TO LET

33 BARNTON STREET, STIRLING, FK8 1HF

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SHEPHERD
COMMERCIAL

LOCATION

The city of Stirling has a resident population estimated to be in the region of 37,000 and a wider Stirling Council area of approximately 100,000. The city benefits from a busy mainline railway station providing regular connections to all of Scotland's main cities. Stirling is well positioned in the heart of Scotland and adjacent to the M90 motorway, which links into the M80/M876, providing access to Glasgow, approximately 27 miles to the southwest and Edinburgh, 36 miles to the east. The subjects are situated on the western side of Barnton Street, a good retailing location in Stirling.

DESCRIPTION

The property comprises a mid-terraced retail unit contained within a four-storey building. It has a pitched and slated roof and the shop benefits from a rear extension set under a timber-framed flat felt roof.

The frontage provides a large fascia board, an aluminium framed and single-glazed display window, and a recessed entry door that provides good frontage onto Barnton Street.

Internally the shop comprises a front sales area and two rear storage/sales areas. There is a staff kitchen/ tea preparation area and WC.

ACCOMMODATION

From measurements taken on-site and in accordance with the RICS code of measuring practice (6th edition), we calculate the Net Internal Area of the subjects to extend as follows:

ACCOMMODATION	Sq. M	Sq. Ft
Front sales floor and rear sales / store.	84.35	908
TOTAL	84.35	908

RENT

Our client is seeking rental offers of £11,500 per annum.

VAT

Unless otherwise stated, all prices, premiums and rentals are quoted exclusive of VAT.

RATING

The subjects are currently entered in the current valuation roll at £11,100. Please refer to the Scottish Assessors portal for further information www.saa.gov.uk.

As such, incoming occupiers may benefit from 100% rates relief via the small business bonus scheme.

The rate poundage for 2023/2024 is 49.8p to the pound.

PLANNING

The subjects were previously used as a desert parlour, and we have assumed that the subjects will benefit from an unrestricted Class 1A (shops and financial, professional, and other services) consent, all in terms of the Town and Country Planning (Use Classes) (Scotland) Order 1997.

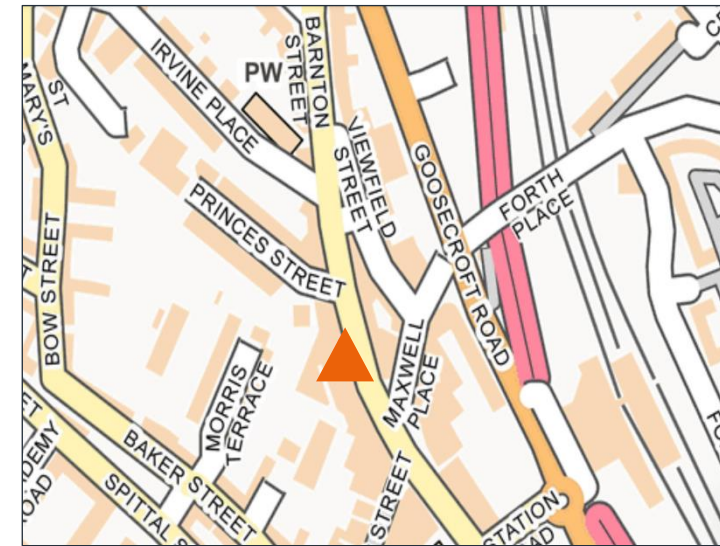
EPC

Available upon request.

LEGAL COSTS

Each party is to bear their own legal costs relating to this transaction; however, the in-going tenant will be responsible for any LBTT, Registration dues and any vat incurred thereon.

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ANTI-MONEY LAUNDERING REGULATIONS

The money laundering, terrorist financing and transfer of funds (information on the payer) regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the transaction to proceed.

For further information or viewing arrangements please contact the sole agents:

Shepherd Chartered Surveyors 11 Gladstone Place, Stirling FK8 2NN

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