



RETAIL UNIT

- > NIA: 85.43 SQM (920 SQFT)
- > LOCATED IN THE HEART OF STIRLING CITY CENTRE
- > NEARBY PUBLIC TRANSPORT
- > HIGH LEVELS OF FOOTFALL
- > RENTAL: OIRO £13,000 PER ANNUM

TO LET

35 KING STREET, STIRLING, FK8 1DN

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LOCATION

Stirling City centre is in the heart of Scotland and has a resident population in the region of 45,000, whilst the wider Stirling Council area has a population of 90,000. Stirling has excellent transport links being adjacent to the M9 motorway, which links it to Glasgow and Edinburgh. Stirling's busy mainline railway station provides regular connections to Scotland's main cities.

The subjects are specifically situated in a prime location on the west side of King Street, close to its junction with Port Street, Murray Place and the entrance to the Thistle Shopping centre. King Street benefits from a busy pedestrian and vehicle thoroughfare. Occupiers in the immediate vicinity comprise a mixture of both national and local operators.

DESCRIPTION

The properties comprise a ground-floor, mid-terrace retail unit within a larger 3-storey building. The subjects benefit from an attractive glazed frontage onto King Street which carries a high volumes of pedestrian and vehicular traffic.

Internally, the subjects provide open plan retail space which would allow the property to be utilised for a variety of uses. Storage, office and Staff welfare facilities are situated towards the rear of the subjects.

RENTAL

Our client is seeking rental offers in the region of **£13,000 per annum**.

VAT

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

RATEABLE VALUE

The subjects are currently entered in the current valuation roll at £15,000. Please refer to the Scottish Assessors portal for further information www.saa.gov.uk.

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

EPC

The property has an EPC rating of G. A copy of the EPC certificate can be made available upon request.

PLANNING

We understand that the property has Class 1A (Shops, financial, professional and other services) planning consent for its existing use. It will be incumbent upon any tenant to satisfy themselves in this respect.

LEGAL COSTS

Please note that each party will be responsible for their own legal costs relative to any letting or transaction.

ANTI MONEY LAUNDERING REGULATIONS

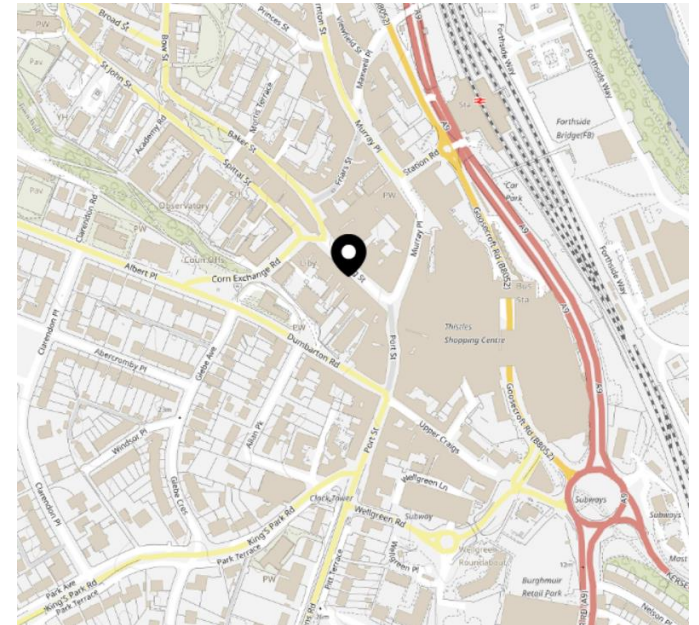
The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017 This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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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:

	SQM	SQFT
Ground floor	85.43	920
TOTAL	85.43	920



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

Shepherd Chartered Surveyors 11 Gladstone Place, Stirling, FK8 2NN – 01786 450 438

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J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. **REVISED: SEPT 2023**

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