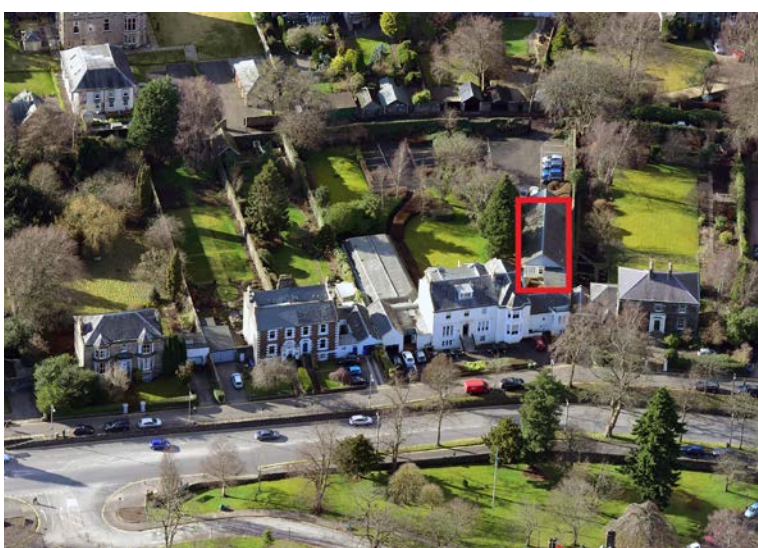


## 7 Melville Terrace, Stirling, FK8 2NE

- Modern Ground Floor Office Suite
- In Attractive Landscaped Setting
- On Fringe of Stirling City Centre
- Private Parking Available
- DDA Compliant



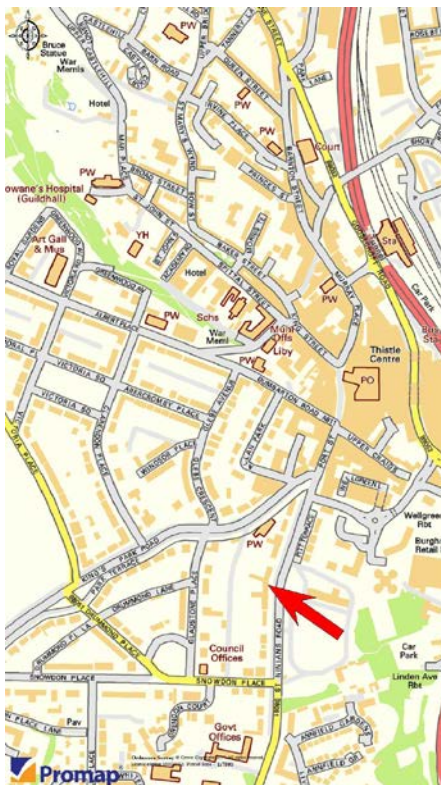


**LOCATION:**

Stirling is widely regarded as one of Scotland’s busiest and most popular tourist and business locations. 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 main line railway and bus stations.

The subjects are situated in an excellent location on the fringe of the City Centre and are a short walk from The Thistles Shopping Centre and Stirling’s main line railway and bus stations.

The Ordnance Survey extract, which is for identification purposes only, shows the location of the subjects.



**DESCRIPTION:**

7 Melville Terrace comprises an impressive two storey, basement and attic 'B' Listed building, with single storey modern extensions to the side and rear.

The available accommodation is within the right-hand (north-most) rear extension, that can be accessed either by a private lane to the rear of Melville Terrace or via a pedestrian entrance to the side of the main building.

The accommodation provides: larger open-plan space, smaller private offices/meeting rooms, kitchen and toilets, including disabled wc.

According to our calculations, we estimate the subjects extend to: 212.5sq.m/2,287sq.ft





**LEASE TERMS:**

The subjects are being offered on new Full Repairing and Insuring terms. Quoting rent on application.

**RATING:**

According to the Scottish Assessor's Association website, the subjects are entered into the current Valuation Roll as follows:

Rateable Value: £25,000

**VAT:**

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

**EPC:**

The EPC certificate is available on request.

**VIEWINGS:**

Strictly by prior appointment with the sole letting agents.

**To arrange a viewing please contact:**



**Andrew Peel**  
Surveyor  
apeel@g-s.co.uk  
07803 896976



**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.
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6. Date of Publication: April 2023