FULLY REFURBISHED PROMINENT CORNER UNIT

57-59 PORT STREET STIRLING FK8 2EJ

LOCATION

Stirling is the major regional centre in the central belt of Scotland, with a catchment of over 380,000 persons living within 30 minutes. The town is situated approximately 40 miles from Edinburgh and 35 miles from Glasgow.

The retail offer in the City is primarily focused on The Thistles Shopping Centre and the pedestrianised section of Murray Place / Port Street.

The subjects are located on Port Street within a short walking distance of the main railway and bus stations. Nearby retailers include The Works, Laura Ashley, Slaters, Greggs, Marks & Spencer, Caffè Nero and New Look.

DESCRIPTION

The premises comprise a retail unit arranged over ground floor only of a substantial stone built building under a pitched and slated roof.

ACCOMMODATION

The main net internal area is as follows:

Ground Floor 735 sq ft (68 sq m)

LEASE TERMS

Available on a new Full repairing and insuring lease.

RENT

On request.

RATING

We are verbally advised by the local Assessors department that the subjects are entered in the Valuation Roll as follows:

Rateable Value £15,100

Commercial Rate Poundage £0.49

(exclusive of water and sewerage rates)

TO LET CLASS 3



PLANNING

Changed to Class 3.

TFRMS

Subject to covenant, incentives are available with further details on request.

ENERGY PERFORMANCE CERTIFICATE

Further details available upon request.

LEGAL COSTS & VAT

Each party is to be responsible for their own legal costs incurred in connection with this transaction with the ingoing tenant to be responsible for Land and Buildings Transaction Tax (LBTT), registration fees and any VAT incurred thereon.

ENTRY

By agreement.

VIEWING/FURTHER INFORMATION

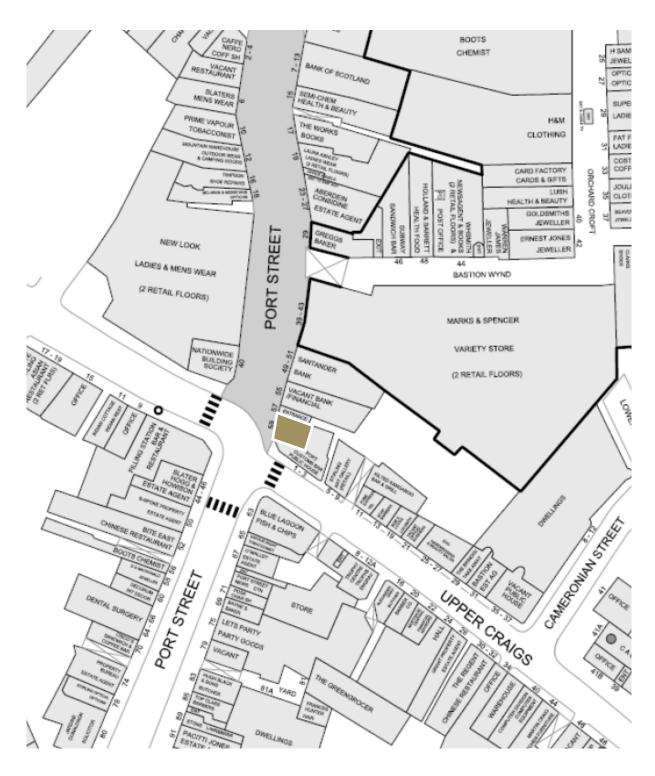
Strictly by appointment through the sole agents:



Alan BW Stewart 0141 229 5494 alan@breckpc.co.uk



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The information contained within these particulars has been checked and unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change out with our control. Breck Sutherland for themselves and for the vendors of this property whose agents they are give notice that: i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of an offer or contract ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or lessees 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 and are advised to do so. iii) no person in the employment of Breck Sutherland has any authority to give any representation or warranty whatsoever in relation to this property. iv) all prices, rent and premiums quoted are exclusive of VAT at the current rate. v) any rateable values quoted have been supplied by reference to the relevant local rating authority. Interested lessees are advised to satisfy themselves as to their accuracy. July 2023.

