

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 (exclusive of water and sewerage rates)	£0.49

TO LET CLASS 3



PLANNING

Changed to Class 3.

TERMS

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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