



**FALCONER**

PROPERTY CONSULTANTS

**DALKIN + CO**

**73 PORT STREET,  
STIRLING,  
FK8 2ER**

**FOR SALE**

- OFFERS OVER £125,000
- 566FT<sup>2</sup>
- HIGH LEVELS OF FOOTFALL
- PRIME RETAIL PITCH
- GOOD LEVELS OF NEARBY PARKING
- CITY CENTRE LOCATION
- OVER 30,000 STUDENTS AT LOCAL UNIVERSITIES
- SHORT WALK FROM STIRLING'S BUS & RAILWAY STATIONS



## LOCATION

Stirling is a city in central Scotland. Stirling is a centre for local government, higher education, tourism, retail, and industry. The 2011 census recorded the population of the city as 45,750; the wider Stirling council area has a population of about 91,000. The City is reputed to be the third fastest growing area of Scotland in terms of population.

Stirling is well located in central Scotland being almost equidistant between Glasgow, Edinburgh and Perth. The city benefits from good transport links to include a mainline railway, bus depot and easy access onto the Motorway network.

The subjects are located on the eastern side of Port Street between its junctions with Upper Craigs and Wellgreen Road.

## DESCRIPTION

The subjects comprise a ground floor mid-terraced retail unit contained within a parade of similar units.

Internally the unit has most recently been utilised as a bakery providing a front retail area, rear food preparation area and w.c.

## PROPOSAL

Offers over £125,000 are invited for the Heritable interest.



## FLOOR AREAS

From sizes taken during our inspection we calculate the subject property, measured in accordance with the RICS Code of Measurement Practice (second edition, January 2018) to extend to the following approximate net internal area (NIA):

52.6m<sup>2</sup>/566ft<sup>2</sup>

## PLANNING

All queries in relation to redevelopment/ reconfiguration of the subjects should be addressed to Stirling Council Planning Department.

## RATING

Rateable value £13,300.

## EPC

A copy of the EPC will be available upon request.

## CLOSING DATE

A closing date may be set and all interested parties should make a note of interest at the offices of the Joint Agents. We reserve the right to sell or let the property without setting a closing date and we are not obliged to accept the highest or indeed any offer for the sale or lease of the property.

## VAT

All prices, premiums and rents quoted are exclusive of VAT.





#### DISCLAIMER

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**VIEWINGS  
AND  
FURTHER  
INFORMATION**


Strictly by appointment through the Joint Agents:


**SANDY FALCONER**  
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