

**Glen & Co**  
Chartered Surveyors

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**TO LET - PRIME RETAIL UNIT**  
**16 MURRAY PLACE, STIRLING, FK8 2DD**

Net Internal Area 240.3 sq m (2,587 sq ft)  
Rental offers of £25,000 pa invited

## TO LET - PRIME RETAIL UNIT 16 MURRAY PLACE, STIRLING, FK8 2DD

### Location

Stirling has a population of c.38,000 and sits equidistant between Glasgow and Edinburgh in central Scotland.

Murray Place is the traditional heart of the city centre and lies out to the front of The Thistles covered Shopping Mall. The premises sit on the eastern side of the street in the block bounded by King Street to the south and the principal pedestrian access to The Thistles to the north.

This is a well-supported pitch of mixed uses with other occupiers in the immediate vicinity including Caffè Nero, Specsavers and McDonalds.

For an interactive Google Streetview of the location [CLICK HERE](#)

### Description

Formed over the ground and basement levels of a larger three storey tenement, the property comprises a former bank set behind an attractive timber framed glazed frontage.

At ground floor the space is laid out over an open plan sales area with partitioned consultation rooms off while the basement provides associated staff welfare facilities and ancillary storage accommodation.

### Accommodation

Measured in accordance with the RICS Code of Measuring Practice (6th Edition), we estimate the premises to extend to the following approximate floor areas:

Ground Floor:	124.6 sq m (1,341 sq ft)
Basement:	115.7 sq m (1,246 sq ft)
Net Internal Area:	240.3 sq m (2,587 sq ft)

### Rating

From enquiries made at [saa.gov.uk](http://saa.gov.uk), the premises are entered on the current Valuation Roll as follows:

SHOP - NAV/RV - £28,500

The approximate Rates payable figure for the current Financial Year is £14,000.

### Energy Performance Certificate

The subject property has an EPC rating of G

### Planning

We understand the property has the benefit of Class 1a (Retail and Office) Use. For any proposed uses beyond Class 1a we would recommend parties contact the Duty Planning Officer at Stirling Council on 01786 233660 or [planning@stirling.gov.uk](mailto:planning@stirling.gov.uk)

### VAT

We understand the property has not been elected for VAT and VAT will therefore not be charged on the rent.

### Terms

Our clients are offering the premises on the basis of a new full repairing and insuring lease of a minimum 5 years' duration inviting rental offers in excess of £25,000 per annum.

### Legal Expenses

Each party will meet their own legal expenses incurred in connection with the transaction, with the incoming occupier meeting the costs of any Land and Buildings Transaction Tax and Registration Dues that may be payable.

### Entry

Subject to our client securing vacant possession, entry is available immediately on conclusion of missives.

### Further Information and Viewing

For any further information, or to arrange a viewing of the premises, please contact David Glen of the sole letting agents:

T: 0141 204 3255  
M: 07766 026 747  
E: [david@glenandco.co.uk](mailto:david@glenandco.co.uk)

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