



UNITS 2B & 2D PITT TERRACE STIRLING FK8 2EZ

## **TO LET**

- LEASE FROM £8,500 PER ANNUM
- 1,293 FT<sup>2</sup>
- SELF CONTAINED OFFICE/STUDIO
- AVAILABLE IN WHOLE OR PART
- PRIVATE PARKING AVAILABLE
- PRIME CITY CENTRE LOCATION
- SUITABLE FOR A VARIETY OF USES
- 100% RATES RELIEF

(SUBJECT TO QUALIFICATION)



#### LOCATION

Stirling is widely regarded as one of Scotland's busiest and most popular tourist and business locations and benefits from a superb location, allowing easy access by road and rail to all other major business centres throughout the country.

The city lies approximately 26 miles northeast of Glasgow and around 38 miles northwest of Edinburgh and provides access to 75% of Scotland`s population within a 48 mile radius.

The subjects are located on the eastern side of Pitt Terrace at its joining with Port Street.

#### DESCRIPTION

The subjects comprise a self contained first floor office/studio within a two storey building. Access is provided through a ground floor access close shared with other offices on the first floor.

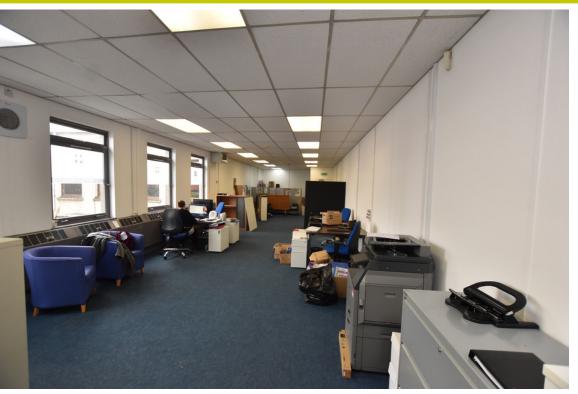
Internally, the accommodation provides a large open plan office space, which would be suitable for a variety of uses, along with a small kitchen/tea prep area. A further small separate suite is available.

The unit shares access to communal male and female w.c's also located on the first floor.

#### 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):

2B: 100.2m<sup>2</sup>/1,079ft<sup>2</sup> 2D: 19.9m<sup>2</sup>/214ft<sup>2</sup>





Total: 120.1m<sup>2</sup>/1,293ft<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: 2B: £7,800 2D: £1,700

#### PROPOSAL

Lease from £8,500 per annum for a new FRI lease.

### 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 Sole Agent. 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.







# FALCONER PROPERTY CONSULTANTS

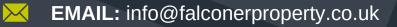
VIEWINGS AND FURTHER INFORMATION

Strictly by appointment through the Sole Agent:

SANDY FALCONER BSc (Hons) MSc MRICS

**STIRLING:** 01786 234 000

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