



FALCONER
PROPERTY CONSULTANTS



**GRAHAM
SIBBALD**
01786 463 111
g-s.co.uk

TO LET

**70 Murray Place, Stirling
FK8 2BX**

Prominent Retail Premises

- INCENTIVES AVAILABLE
- LARGE GLAZED FRONTAGE
- READY FOR IMMEDIATE OCCUPATION
- PROMINENT RETAIL PITCH IN STIRLING CITY CENTRE
- GOOD LEVELS OF PARKING
- SHORT WALK FROM THISTLES SHOPPING CENTRE
- HIGH FOOTFALL



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 situated on the east side of Murray Place in an excellent City Centre location, within a few paces of Stirling's railway and bus stations and The Thistles Shopping Centre. Nearby Traders include: Cancer Research, Subway, Spar and Clydesdale Bank.



DESCRIPTION

The subjects comprise a retail unit on the ground and basement floors of a 3 storey and basement building. The subjects benefit from car parking to the rear, accessed via Goosecroft Road.

Internally the accommodation provides open plan retail space suitable for multiple uses. The floor is overlaid with laminate flooring whilst the walls are plastered and painted and the ceiling is of suspended tiles with integrated diffuser lighting.

Additional accommodation includes storage space, tea prep area and WC.

PLANNING

All queries in relation to the use class of the subjects should be addressed to Stirling Council Planning Department.

FLOOR AREAS

From sizes taken during our inspection we calculate the Net Internal Area measured in accordance with the RICS Property Measurement Professional Statement (First Edition, May 2015) to extend to:

95.16sq.m/1,024sq.ft

PROPOSAL

The subjects are being offered on new Full Repairing and Insuring terms, at an initial annual rental of £19,750.

RATING

According to the Scottish Assessors Association website, the subjects are entered into the current valuation roll as follow:

Rateable Value: £19,900

EPC

A copy of the EPC and Recommendation Report can be provided 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 agent. We reserve the right to let the property without setting a closing date and we are not obliged to accept the highest or indeed any offer for the lease of the property.

VAT

All prices, rents, premiums etc. are quoted exclusive of VAT (if applicable).



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VIEWING AND FURTHER INFORMATION

Strictly by appointment through the joint agents:

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