



## 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



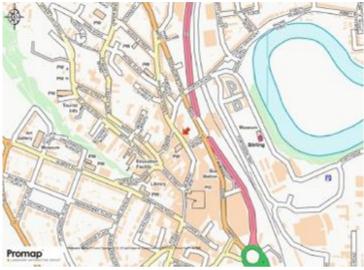


#### **LOCATION**

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).



## VIEWING AND FURTHER INFORMATION

Strictly by appointment through the joint agents:

Sandy Falconer BSc (Hons) MSc MRICS

STIRLING 01786 234 000

EMAIL sandy@falconerproperty.co.uk



Contact: Andrew Peel Tel: 01786 463 111

Email: Andrew.Peel@g-s.co.uk

Contact: Tony Barclay Tel: 0141 332 1194

Email: Tony.barclay@g-s.co.uk

Falconer Property Consultants for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars and plan are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact must satisfy themselves by inspection or otherwise as to the correctness of each of them: (iii) no person in the employment of Falconer Property: (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. Published October 2018.