



Prime retail opportunity

Directly opposite entrance to the Thistle Shopping Centre

Premises to be sub-divided – Units 2 and 3 – under offer

Rent: On application

Location

The premises occupy a prime position on Port Street within the city centre of Stirling. Stirling has a central location within Scotland, approximately 36 miles north west of Edinburgh and 26 miles north east of Glasgow. The city has excellent road connectivity with access to the M9 and M80 both within a 5 mile radius. The city benefits from a resident population of approximately 40,000 people along with a number of prominent tourist attractions and a highly regarded university.

The premises are located on the west side of the pedestrianised Port Street opposite M&S and The Thistles Shopping Centre. Nearby occupiers include M&S, Mountain Warehouse, Greggs, Nationwide and The Works.

Accommodation

The premises comprise the ground floor and 4 upper floors of a 5 storey blonde sandstone building and benefits from an excellent frontage onto Port Street.

My client is proposing to redevelop the premises and will create three well configured units at ground floor. Units 2 & 3 are under offer to national occupiers. Proposed split as per plan below for indicative purposes -

Retail Unit 1

Ground Floor: 2,271 sqft / 211 sqm

EPC

On application

Rent

On application

Lease

The premises are available on new FRI lease.

Rates

Rateable Value: To be re-assessed

Planning

We have been verbally advised by the Local Planning Authority that the subjects currently benefit from Class 1A consent and can therefore be used for retail use. Interested parties are advised to speak directly to the Local Planning Authority.

Legal Costs

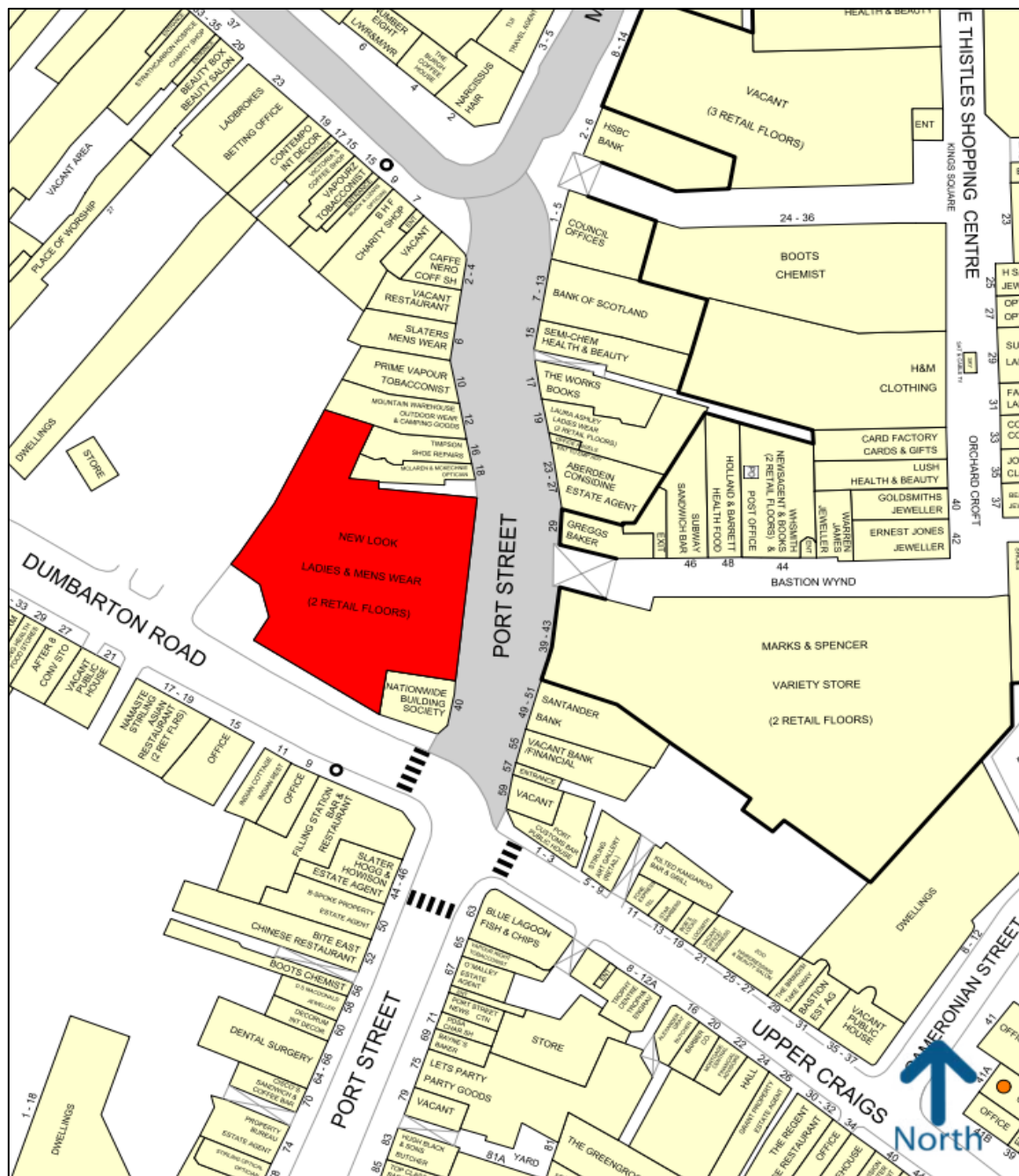
Each party to be responsible for their own legal and professional costs incurred in this transaction. For the avoidance of doubt the ingoing tenant will be responsible for Land & Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.

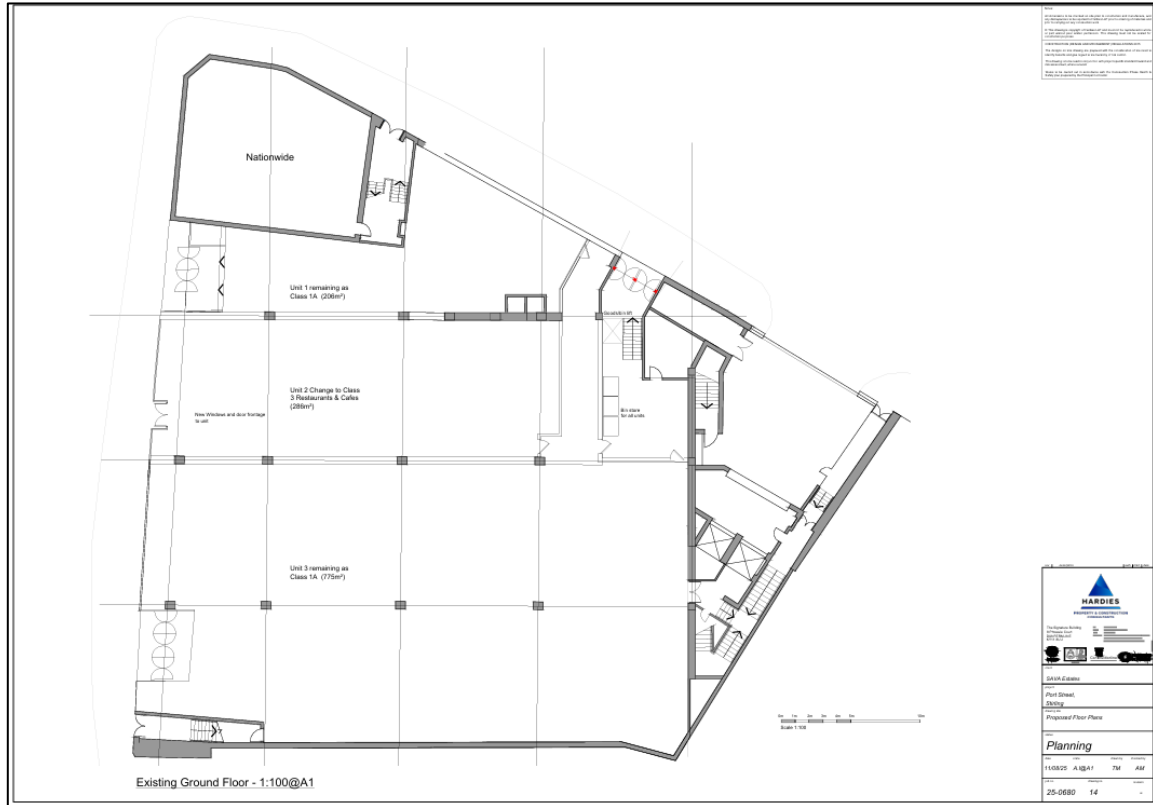


BRITTON
PROPERTY

To Let

Unit 1, 22-40 Port Street
Stirling FK8 2LF







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Viewing strictly by appointment with the sole letting agent –

BRITTON PROPERTY

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