



PROPERTY CONSULTANTS

PROMINENT CITY CENTRE SHOP UNIT TO LET

54A MURRAY PLACE, STIRLING, FK8 2BX



LOCATION

Stirling is located in the heart of Central Scotland approximately 26 miles north east of Glasgow and 35 miles north west of Edinburgh. The city has a resident population of around 40,000 and a wider catchment of approx. 145,000. Stirling also benefits from a large University and is a popular tourist destination.

The city has excellent transport links including a centrally located railway station. It is also very well served by the main road and motorway networks which serve the central belt and beyond.

The subject property is well located in the town centre being close to the **Thistles Shopping Centre** and with other occupiers in the immediate vicinity including **Clydesdale Bank, McDonalds, Argos, TSB, Sainsburys Local** and **Pizza Express**.

DESCRIPTION

The property has an excellent shopfront with a double, centrally positioned access door. The accommodation is at ground floor level and is currently arranged to provide a regular shaped sales area, with separate storage, staff and toilet facilities to the rear. There is a stair at the rear of the shop which leads to a basement door for loading and fire escape purposes.

We estimate that the shop provides the following approximate dimensions and areas:

| | | |
|----------------|------------|---------------|
| Gross Frontage | 25'9" | 7.85 m |
| Internal Width | 25'5" | 7.75 m |
| Ground Floor | 2129 sq ft | 197.79 sq. m. |

RATING

We understand from the local Assessors Department that the subjects are currently entered in the Valuation Roll as follows:

Rateable Value – £53,500

Uniform Business Rate (2017/2018) – 49.2p

The property may qualify for empty property relief. Interested parties are advised to verify all rating information themselves.

TERMS

The property is available on the basis of a new lease until November 2023, although a longer term may be available by negotiation. Rent on application.

EPC

Available on request.

PLANNING

The property was last used as a conventional shop unit and therefore benefits from Class 1 (retail) planning consent. The property could however be suitable for alternative uses, subject to planning.

Interested parties are advised to satisfy themselves on this point and to make their own enquiries directly with the local Planning Department with regard to both existing and alternative uses.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with any transaction.

The ingoing tenant will be responsible for Land and Buildings Transaction Tax, registration dues and any VAT incurred thereon.

ENTRY

By agreement.

VIEWING & FURTHER INFORMATION

Viewing is strictly by appointment through: Stephen Innes, Lambert Innes Property Consultants
Tel: 01 41 248 5878

Email Stephen@lambertinnes.co.uk



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