



FALCONER
PROPERTY CONSULTANTS

FOR SALE

34 Cowane Street, Stirling.
FK8 1JR

RETAIL UNIT/OFFICE

- OFFERS OVER £87,000 ARE SOUGHT
- 1,096 SQ FT
- CLOSE PROXIMITY TO TOWN CENTRE
- GOOD LEVEL OF NEARBY PARKING
- SUITABLE FOR A VARIETY OF RETAIL OR OFFICE USES.
- 100% RATES RELIEF (Subject to Qualification)



LOCATION

Stirling is a city in central Scotland. Stirling is a centre for local government, higher education, tourism, retail, and industry. The 2011 census recorded the population of the city as 45,750; the wider Stirling council area has a population of about 91,000. The City is reputed to be the third fastest growing area of Scotland in terms of population.

A major new regeneration project on the site of the former port area and the former Ministry of Defence site, adjacent to Stirling Railway Station, is currently underway. Known as Forthside, it has the aim of developing a new waterfront district linked to the railway station via a new pedestrian bridge.

Stirling is well located in central Scotland being almost equidistant between Glasgow, Edinburgh and Perth. The city benefits from good transport links to include a mainline railway, bus depot and easy access onto the Motorway network.

The subjects are located on the eastern side of Cowane Street between its junctions with Douglas Street and Wallace Street within Stirling City Centre.



DESCRIPTION

The subjects comprise a mid terraced retail unit forming the ground and basement of a four storey building of traditional stone construction. The subjects benefit from a large glazed frontage onto Cowane Street with further rear access at basement level.

Internally, the subjects provide the following accommodation.

Ground Floor – Open plan retail area and back office.

Basement – Provides a further open plan room, kitchen area, store 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 Gross Internal Area measured in accordance with the RICS Property Measurement Professional Statement (First Edition, May 2015) to extend to:

Ground Floor: 51.1m²/550ft²

Basement: 50.7m²/546ft²

PROPOSAL

Offers of £87,000 are invited for the Heritable (Scottish equivalent of Freehold) interest.

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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 the property without setting a closing date and we are not obliged to accept the highest or indeed any offer for the sale of the property.

VAT

All prices, premiums and rents quoted are exclusive of VAT.

RATING

Rateable Value: £6,700

Qualifying applicants may benefit from 100% small business rates relief. Please contact local rating office for further information.

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 Consultants has any authority to make or give any representation or warranty whatever in relation to this 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.



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VIEWING AND FURTHER INFORMATION

Strictly by appointment through the Sole Letting Agent:

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