



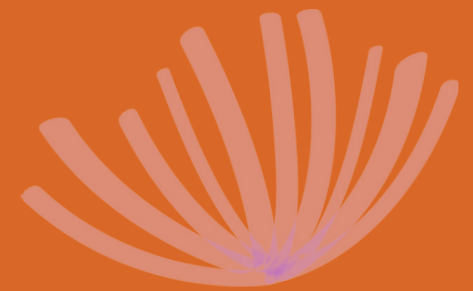
Thistles

STIRLING

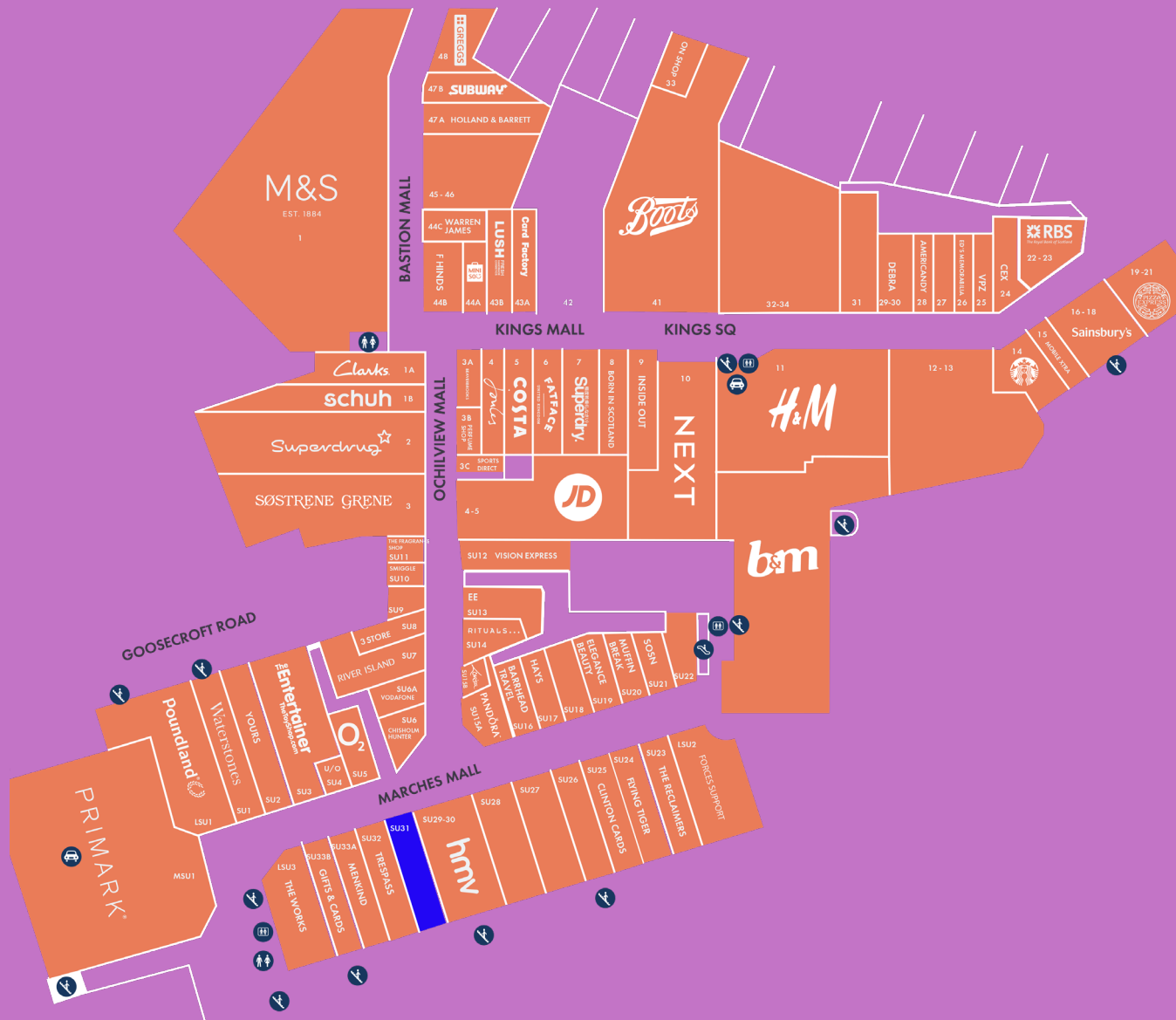
To Let

Prime Retail Unit

Unit SU31, Marches Mall



THISTLES SHOPPING CENTRE
STIRLING | FK8 2EA



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Location

Stirling is a major regional centre in the central belt of Scotland, with a catchment of 115,000 people living within 15 minutes. The town is situated approximately 40 miles from Edinburgh and 35 miles from Glasgow. The Thistles Shopping Centre provides more than 500,000 sq ft of quality retail space with key anchor stores including Marks & Spencer, Boots and Primark.

The property is located close to other occupiers including **Trespass, The Entertainer, O2, Waterstones, Menkind, The Works, Pandora** and **Chisholm Hunter**.

Accommodation

The premises are arranged over ground and first floor levels, comprising the following approximate net internal areas:

Ground	2,122 sq ft	197.1 sq m
First	922 sq ft	85.7 sq m

Rent

Further details on request.

Tenure

The property is available by way of a new Full Repairing and Insuring lease, on terms to be agreed.

Rates

Rateable Value: £19,100 with effect from 1 April 2026.

(Each new occupier has the right to appeal against this figure.)

Based on a rate poundage of £0.481, this rateable value could result in a notional rates liability in financial year 2026/27 of £9,187.10. However, the actual rates payable and any further reliefs which could be available may depend on your circumstances. Further information is available upon request.

Service Charge

The service charge for the current financial year is approx. £30,876 per annum.

Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction.

EPC Rating

Full Energy Performance Certificate available on request.