

# TO LET / MAY SELL PRIME RETAIL PREMISES

CLASS 2 (OFFICE) CONSENT / POTENTIAL  
CLASS 3 RESTAURANT CONSENT  
CAPABLE OF SUB-DIVISION



2 PITT TERRACE STIRLING, FK8 2EZ



## Location

Stirling is located in the heart of central Scotland approximately 36 miles north west of Edinburgh and 26 miles north east of Glasgow. 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 situated on Pitt Terrace, south of Stirling's primary retail pitch which comprises The Thistle Shopping Centre, Murray Place and King Street. Nearby occupiers include Domino's, Iceland, Allen & Harris, Timpson and Pacitti Jones.

## Description

The premises comprise a double windowed two storey end terrace unit under a flat, felt roof and has been extended over a single storey to the rear.

The ground floor provides a relatively large open plan space with toilets and storage area located to the rear of the premises. The first floor has separate access at street level which is shared with occupiers of the adjacent buildings.

The premises benefits from 6 private surface car park spaces located to the rear of the subjects.

## Accommodation

The main dimensions and net internal areas are as follows:

<b>Ground Floor</b>	<b>2,954 sq ft</b>	<b>274.43 sq m</b>
<b>First Floor</b>	<b>1,406 sq ft</b>	<b>130.62 sq m</b>

The premises have the ability to be sub-divided to provide c.1,500 sq ft at ground floor.

## Rating

The ground floor premises are entered into the 2017 Valuation Roll as follows:

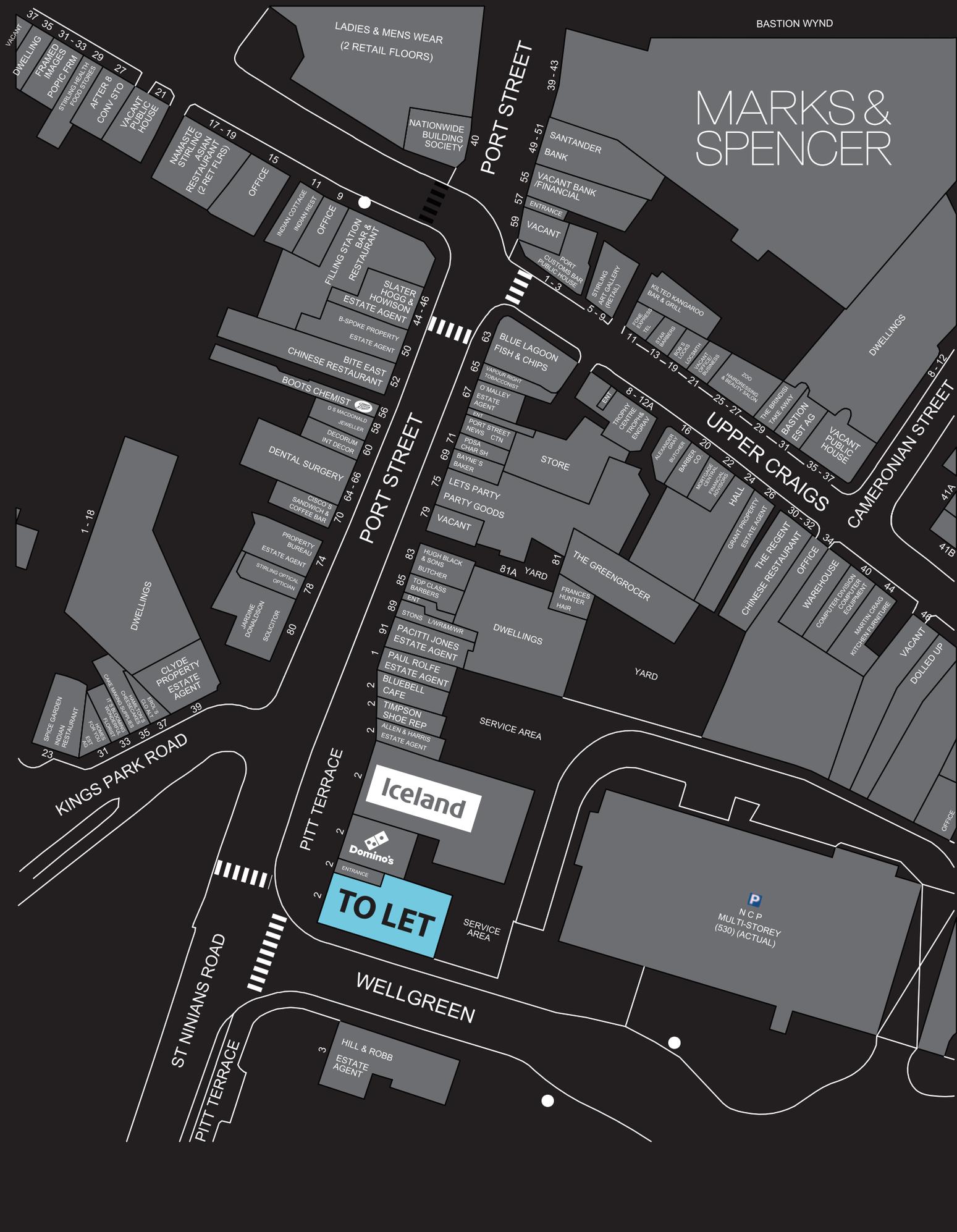
<b>Rateable Value:</b>	<b>£63,500</b>
<b>Rates Payable:</b>	<b>£32,385</b>
<b>Commercial Rate Pounding:</b>	<b>£0.51</b>

(Exclusive of water and sewerage rates)



BASTION WYND

# MARKS & SPENCER



**TO LET**

**Iceland**

**Domino's**

**NCP**  
MULTI-STOREY  
(530) (ACTUAL)

HILL & ROBB  
ESTATE AGENT

**PORT STREET**

**PORT STREET**

**UPPER CRAIGS**

**CAMERONIAN STREET**

**KINGS PARK ROAD**

**ST NINIANS ROAD**

**WELLGREEN**

VACANT  
37 DWELLING  
35 FRAMED  
31-33 IT WAGES  
29 POPIC FRM  
27 STIRLING HEALTH  
FOOD STORES  
AFTER 8  
CONV STO  
VACANT  
PUBLIC  
HOUSE

17-19  
MAMASTE  
RESTAURANT  
(2 RET FLRS)  
OFFICE 15

LADIES & MENS WEAR  
(2 RETAIL FLOORS)  
NATIONWIDE  
BUILDING  
SOCIETY

39-43  
SANTANDER  
BANK  
VACANT BANK  
/FINANCIAL  
ENTRANCE  
VACANT  
PORT  
CUSTOMS BAR  
PUB HOUSE  
STIRLING  
ART GALLERY  
(RETAIL)

MILTED KANGAROO  
BAR & GRILL  
STIRLING  
ART GALLERY  
STIRLING  
ART GALLERY  
STIRLING  
ART GALLERY

DWELLINGS  
VACANT  
PUBLIC  
HOUSE

11 INDIAN COTTAGE  
INDIAN REST  
9 OFFICE  
FILING STATION  
BAR &  
RESTAURANT  
SLATER  
HOGG &  
HOWISON  
ESTATE AGENT  
B-SPOKE PROPERTY  
ESTATE AGENT  
44-46

BLUE LAGOON  
FISH & CHIPS  
VARIOUS RIGHT  
TOBACCONIST  
O'MALLEY  
ESTATE  
AGENT  
PORT STREET  
NEWS CTN  
PDSA  
CHAR SH  
BAYNE'S  
BAKER

8-12A  
TROPHY  
CENTRE  
TODAY  
EMPLOY  
ALG  
MANAGER  
BUYERS  
BARBER  
CLO  
MARTIN  
GIBBS  
PHARMACEUTICALS  
ADDRESS  
SERVICES

200  
HAIRDRESSING  
& BEAUTY SALON  
THE BRINDISI  
BAR & GRILL  
BASTION  
EST AG  
VACANT  
PUBLIC  
HOUSE

8-12  
41A  
41B

BOOTS CHEMIST  
D SIMONDALE  
JEWELLER  
DECORUM  
INT DECOR  
DENTAL SURGERY  
CIRCO'S  
SANDWICH &  
COFFEE BAR  
PROPERTY  
BUREAU  
ESTATE AGENT  
STIRLING OPTICAL  
OPTICIAN  
JARDINE  
DOMINUSON  
SOLUTIONS  
80

81A YARD  
81  
THE GREENGROCER  
FRANCES  
HUNTER  
HAIR  
YARD

22 HALL  
GRANT PROPERTY  
ESTATE AGENT  
26  
THE REGENT  
RESTAURANT  
OFFICE  
WAREHOUSE  
COMPUTER DIVISION  
COMPUTER  
EQUIPMENT  
MARTIN GIBBS  
KITCHEN FURNITURE  
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VACANT  
DOLLED UP  
OFFICE

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41A  
41B

70-74  
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## Planning

The property currently benefit from Class 2 (Office) consent, under the Town and Country Planning (Use Classes) (Scotland) Order 1997. Subject to obtaining the necessary planning consents, the premises may be suitable for Class 1 (Retail) or Class 3 (Food and Drink Consent).

## Rent

On application.

## Price

On application.

## Lease Terms

The premises are available on the basis of a new full repairing and insuring lease for a negotiable

period of time, subject to 5 yearly upward only rent reviews.

## Legal Costs

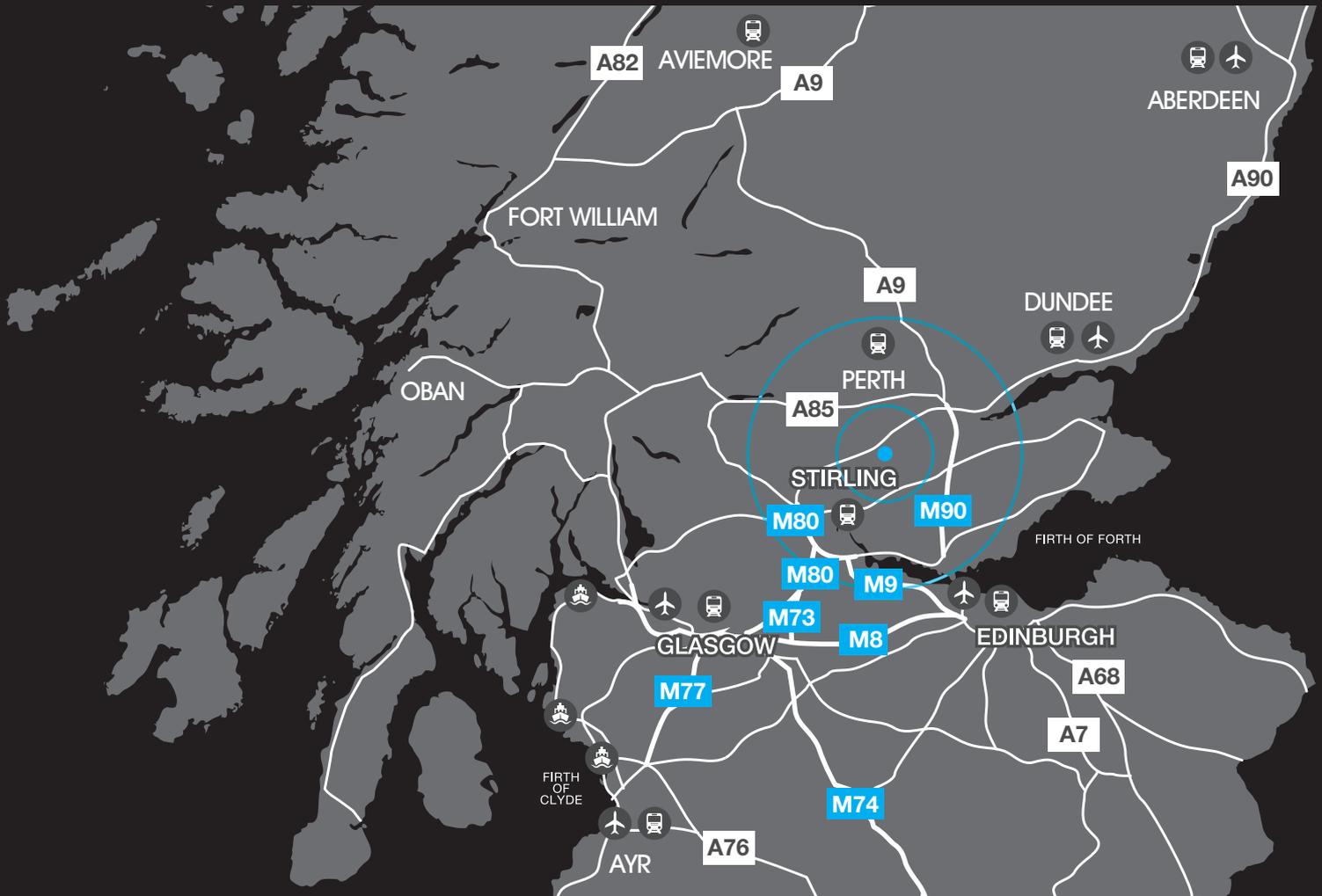
Each party will be responsible for their own legal costs incurred in connection with this transaction. For the avoidance of doubt, the ingoing tenant will be responsible for Land and Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.

## Entry

By agreement.

## EPC

Available on request.



**Culverwell**

**0141 248 6611**  
[www.culverwell.co.uk](http://www.culverwell.co.uk)

Strictly by appointment  
through the joint letting  
agents:

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