



# TO LET

37 Burghmuir Road, Stirling, FK7 7BP

Prime Retail Units

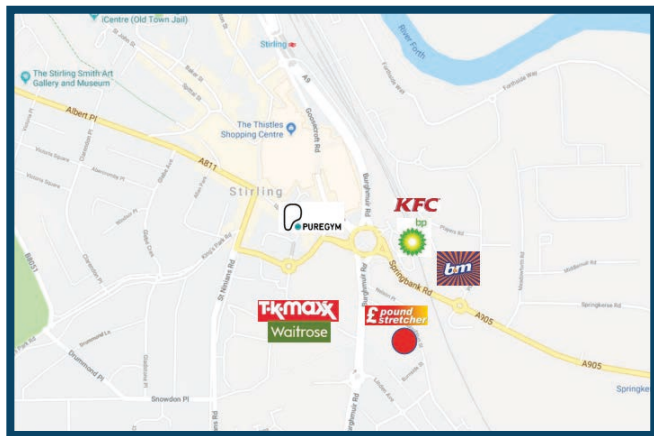
3,804 sq. ft. – 14, 417 sq. ft.

Sub-division possible

£8.50 per sq. ft.

#### LOCATION:

The retail warehouses are situated in a prime location within Stirling City Centre directly opposite the Burghmuir Retail Park which Waitrose and TK Maxx in close proximity to the Thistle Shopping Centre, Stirling. It is strategically positioned on the A9, one of Stirling's main and busiest arterial routes leading in and out of the town centre. The Craig's Roundabout sits approximately 75 yards from the subjects premises which in turn provides access to the M9 & M80 motorways.



#### DESCRIPTION:

The subjects premises comprise a former supermarket that has undergone a complete refurbishment including a comprehensive recladding of the walls and roof, inclusion of modern frontages and loading areas for each individual unit, clear open floor plates and a modernisation of 112 space car park located to the front.

#### ACCOMMODATION:

The subject property is arranged over ground floor.

Unit	Sq m	Sq Ft
1	354	3,810
2	354	3,810
3	631.5	6,797

#### LEASE:

The subjects are offered on a normal full repairing and insuring term for a period to be negotiated incorporating rent reviews at appropriate intervals.

#### RATING:

The units will be assessed on occupation.

#### ENERGY PERFORMANCE:

TBC

#### VAT:

All prices quoted are exclusive of VAT which maybe chargeable.

#### LEGAL COSTS:

Each party will be responsible for paying their own legal costs incurred in this transaction. For the avoidance of doubt the ingoing tenant will be responsible for the land and buildings transaction tax (LBTT), registration dues and any VAT payable thereon.

#### ENTRY:

Upon completion of legal formalities.

#### FURTHER INFORMATION:

Strictly by contacting the joint letting agents:-



DM Hall LLP  
6a The Courtyard,  
Callendar Business Park  
Falkirk  
FK1 1XR

Eric Young & Co  
Waverley Gate  
2-4 Waterloo Place  
Edinburgh  
EH1 3EG

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#### VIEWING:

All viewings are strictly by prior arrangement with either DM Hall, Falkirk, 01324 628321 or Eric Young & Co, 0131 226 2641.

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