



# TO LET

Burghmuir Road  
Stirling FK7 7PB

- Prime retail units
- 14,417 sq ft
- Units may be subdivided
- £10.00 per sq ft

## Location

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

## Description

This subject 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, clean open floorplates and a modernisation of the 112 space car park located to the front.

## Accommodation

The subject property is arranged over ground floor. Unit A is occupied by Carpet Connections leaving approximately 14,417 sq ft which may be subdivided or the following units combined to satisfy a variety of size requirements:

Unit 1	3,810 sq ft	(354.0 sq m)
Unit 2	3,810 sq ft	(354.0 sq m)
Units 3 & 4	6,797 sq ft	(631.5 sq m)

## Lease

New Full Repairing and Insuring leases are available at rents of **£10.00 per sq ft**.

## Rating

The units will be assessed on occupation.

## Energy Performance Certificate

EPC Rating =

## Date of Entry

By arrangement.

## Legal Costs

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

## Viewing

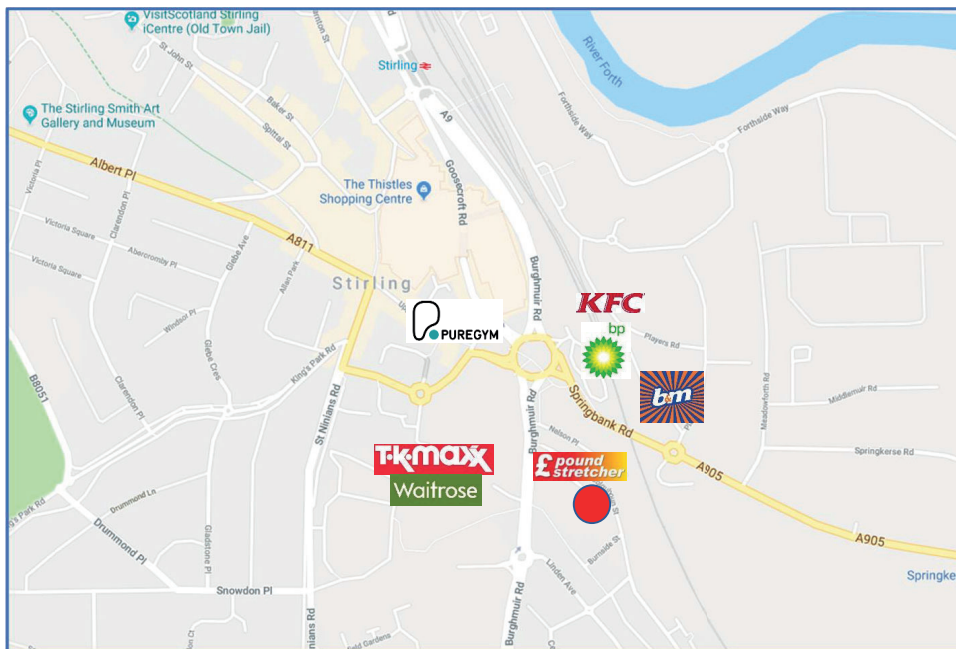
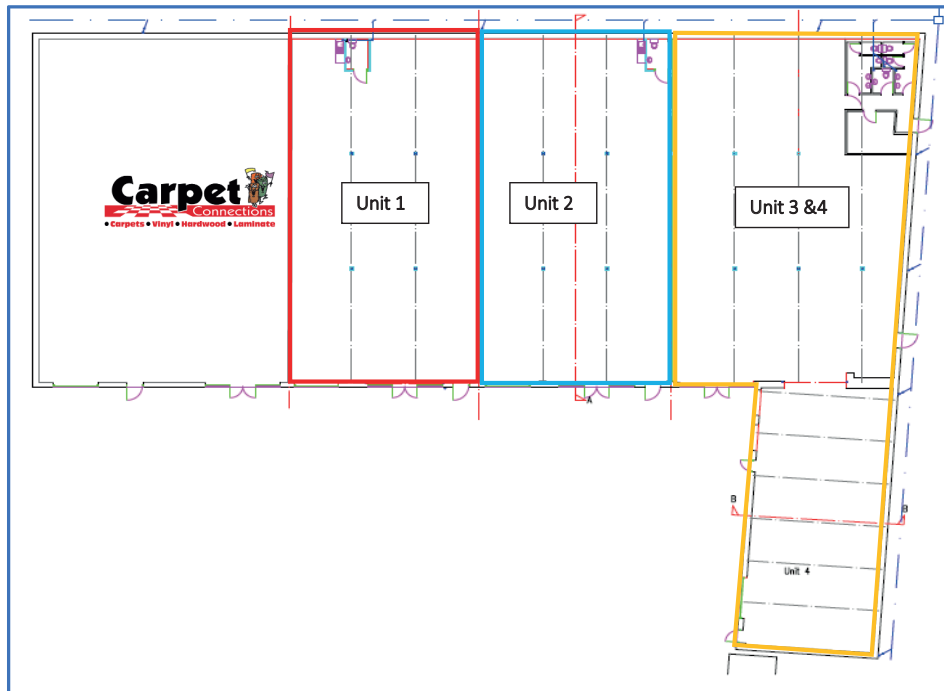
All viewings are strictly by prior arrangement with EYCO on 0131 226 2641.

# TO LET



CHARTERED SURVEYORS

## Burghmuir Road, Stirling FK7 7PB



### Get in touch



Eric Lindgren  
elindgren@eyco.co.uk  
0131 558 5103



Simon Bashford  
sbashford@eyco.co.uk  
0131 558 5118

EJL/JH/STI342 - Date of preparation: 3 December 2019

EYCO LLP for themselves and for their client whose agent they are give notice that (1) These particulars are set out as a general outline only for the guidance of intended purchasers or tenants and do not constitute any or part of an offer or contract. (2) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchaser or tenant should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (3) No person in the employment of EYCO LLP has any authority to make or give representation or warranty whatever in relation to this property. (4) Unless otherwise stated all prices and rents are quoted exclusive of VAT. Prospective purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.