

# LEASE FOR SALE

## RETAIL /OFFICE PREMISES

13 PORT STREET,  
STIRLING, FK8 2EJ

### LOCATION

Stirling is located 30 miles north west of Edinburgh and 37 miles north east of Glasgow. The City benefits from a resident population of approximately 41,000 persons.

The retail offer in the City is primarily focused on The Thistles Shopping Centre and the pedestrianized section of Murray Place / Port Street. The subjects are located on Port Street within a short walking distance of the railway and bus stations.

Nearby retailers include The Works, Laura Ashley, Slaters, Greggs, Marks & Spencer, Café Nero and New Look.

### DESCRIPTION

The premises comprise a retail accommodation arranged over ground and basement floors of a 4 storey tenement building under a pitched & slated roof.

### ACCOMMODATION

The net internal areas are as follows:

Ground Floor	1,241 sq ft	115 sq m
Ground Floor Anc.	261 sq ft	24 sq m
Basement	997 sq ft	93 sq m

### RATING

We are verbally advised by the local Assessors department that the subjects are entered in the Valuation Roll as follows:

Rateable Value £37,000  
Commercial Rate Pounding £0.49  
(exclusive of water and sewerage rates)

### RENT

The passing rent for 13 Port Street is £20,000 per annum.



### LEASE TERMS

The premises are available on a new full repairing and insuring lease. Further details upon application.

### ENERGY PERFORMANCE CERTIFICATE

EPC rating to be confirmed.

### LEGAL COSTS & VAT

Each party is to be responsible for their own legal costs incurred in connection with this transaction with the ingoing tenant to be responsible for Land and Buildings Transaction Tax (LBTT), registration fees and any VAT incurred thereon.

### VIEWING & FURTHER INFO

Strictly by appointment through the sole letting agent.

### ENTRY

By agreement.

**PETER HUTTON**

Partner  
+44 141 304 3210  
07585 509 466

peter.hutton@cushwake.com

**KEVIN NEALIS**

Senior Surveyor  
+44 141 223 8798  
07747 008 474

Kevin.nealis@cushwake.com

**CUSHMAN & WAKEFIELD**

199 St Vincent Street,  
Glasgow G2 5QD  
+44 207 152 5000  
cushmanwakefield.com

