

# 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 Poundage £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.

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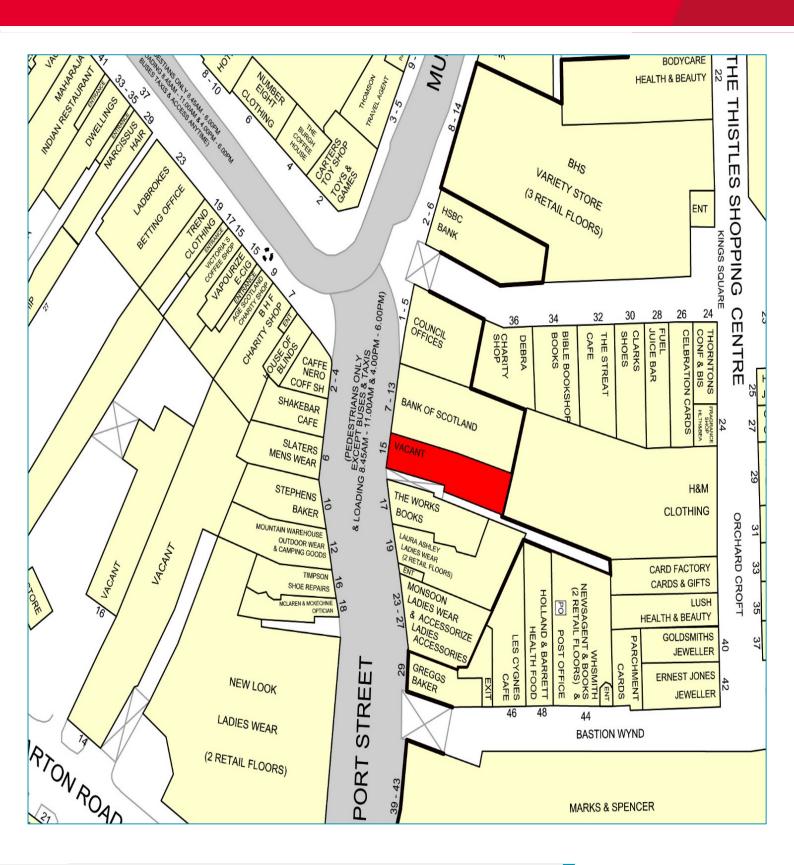
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