

TO LET

NEWLY BUILT RETAIL UNITS



ONLY ONE
UNIT REMAINING

Goosecroft Road Stirling

- Retail Units Within New Development
- Situated on Busy Main Thoroughfare
- City Centre Location
- Last Remaining Unit Extending to 204.4sq.m/2200sq.ft



LOCATION:

Stirling is widely regarded as one of Scotland's busiest and most popular business and tourist locations. The city benefits from a central location within the heart of Scotland and has excellent transport links providing easy access to all other major business centres throughout the country.

Goosecroft Road is one of the main thoroughfares leading to and from Stirling City Centre. The premises have the benefit of being located opposite Stirling's main line Railway Station and are within a minute's walk of The Thistles Shopping Centre. There are a number of car parking options within a short walk of the premises.

DESCRIPTION:

The development consists of retail units on the ground floor of a multi-storey building with residential accommodation on the upper floors.

Three of the units are now Under Offer to a National Pizza Takeaway Chain, a Dental Practise and a Barber Shop.

The approximate gross internal floor area of the remaining unit is: 204.4sq.m/2200sq.ft

The units have been developed to a shell condition with the following specification:

Internal Walls - Barefaced concrete block

Floor - Concrete Slab. (Finished slab level 10mm below eventual floor level).

Ceiling - Concrete slab

Windows - Powder coated aluminium curtain walling with double glazing.

SERVICES

It is understood that the units are connected to mains electricity, gas and water, with drainage to the main sewer.

RATEABLE VALUE

Still to be assessed.

LEASE TERMS

The premises are being offered on new Full Repairing and Insuring terms for a minimum term of 5 years. Quoting rents available on application.

VAT

All rents, premiums and prices etc quoted are exclusive of VAT (if applicable).

MANAGEMENT CHARGES

To be confirmed.

LEGAL COSTS

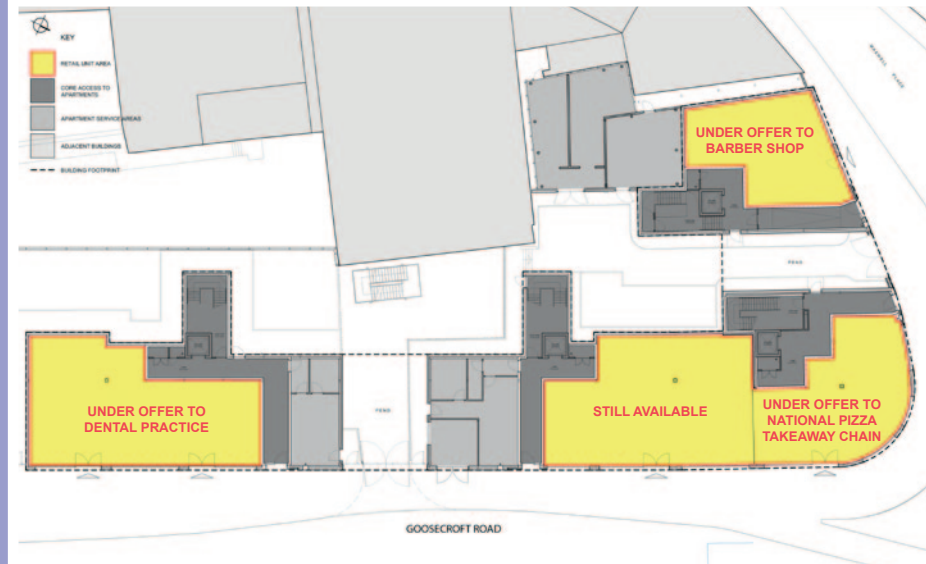
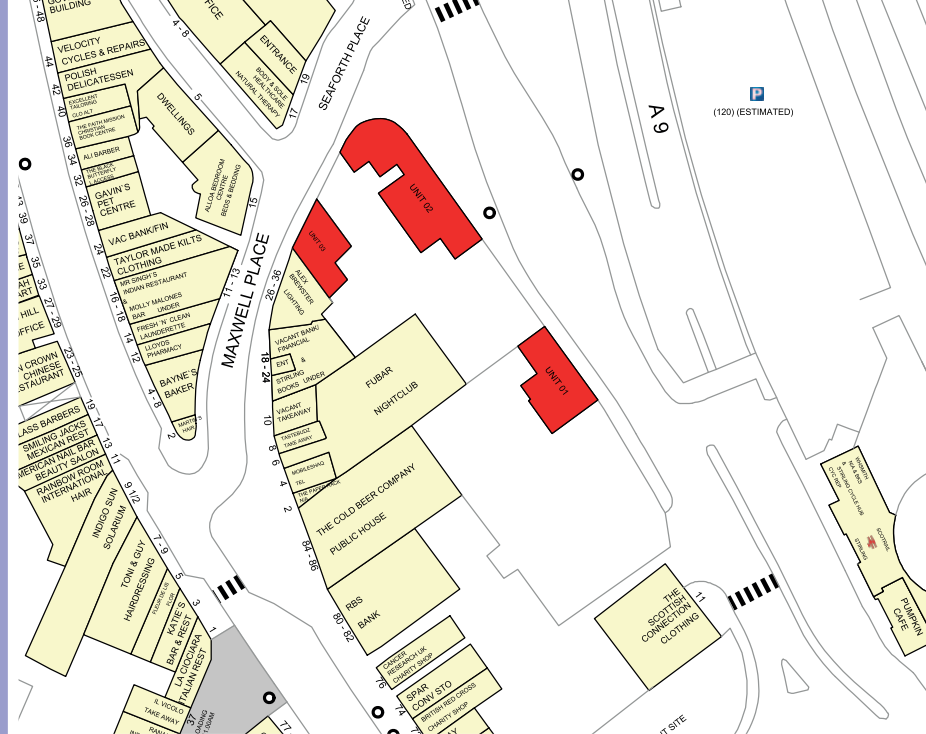
Each party will be responsible for their own legal costs.

ENTRY

Immediate entry available, subject to completion of legal formalities.

EPC

On application. The units have been constructed to a high standard and meet all the latest building standards.



VIEWING AND FURTHER INFORMATION

Strictly by appointment through the sole letting agents:

GRAHAM & SIBBALD
Chartered Surveyors
22 Allan Park
Stirling FK8 2QG

Tel: 01786 463111
Fax: 01786 450281
Contact: Andrew Peel
e-mail: apeel@g-s.co.uk

IMPORTANT NOTICE

Please read carefully

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham & Sibbald have no authority to give any representation other than these particulars in relation to this property.
3. Intending Purchasers/Tenants take the property as they find it.
4. Graham & Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
5. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
6. A list of Partners can be obtained from any of our offices.

**GRAHAM
SIBBALD**