



FOR LET

J D Smiths & Sons, Castle Road, Stirling, FK9 5JB

Flexible Accommodation

Private parking for circa 15 cars

£15,000 per annum

LOCATION:

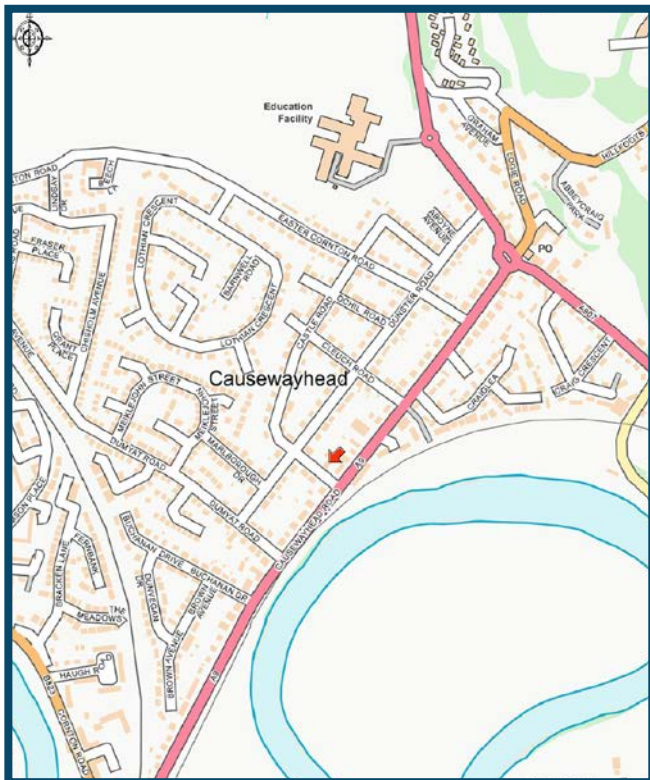
The subjects are situated on the eastern side of Castle Road, lying adjacent to the junction with Causewayhead Road, lying within the Causewayhead area of Stirling.

Causewayhead comprises of predominantly residential district of Stirling made up of a variety of private housing and local authority housing stock. Appropriate local retail and associated facilities are provided nearby with extensive provisions afforded within Stirling itself which comprises the main administrative centre for the surrounding district.

Stirling itself comprises an important city within central Scotland lying upon the banks of the River Forth, approximately 26 miles north east of Glasgow and some 30 miles north west of Edinburgh. The city forms the main administrative centre for the surrounding district providing extension retail, leisure and local government facilities, and having a residential population of over 36,000 people at the 2011 census.

The cities position ensures that Stirling benefits from excellent communication links with the M9 motorway lying immediately to the west, in addition, Stirling's station provides direct rail links to Glasgow, Edinburgh and the north.

The location of the subjects are shown on the appended plan.

**DESCRIPTION:**

The subjects comprise a retail/showroom premises arranged over the ground floor single storey detached building built of rendered brick and block and contained under a corrugated fibre sheeted roof.

Internally the subjects are arranged to provide the main retail/ showroom area, together with a rear work room, storage, tea prep area and staff toilets.

ACCOMMODATION:

We would summarise the subjects as undernoted:

Gross internal area 203.98 sq. m (2,196 sq. ft.)

The above calculated area has been calculated for our agency purposes only and should be used for no other purpose.

RATEABLE VALUE:

Having regard to the Scottish Assessors Association Website we note that the subjects are entered in the current valuation roll at a rateable value of £10,000.

The Small Business Bonus Relief Scheme was introduced on the 1st April 2008 and will remain in force for 2019/2020 and, given the rateable value of this suite, eligible businesses will benefit from 100% discount.

LEASE TERMS:

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

PRICE:

Offer of £15,000 per annum exclusive are sought.

VIEWING:

Strictly by arrangement with the sole selling agents.

VAT:

All prices quoted are exclusive of VAT which maybe chargeable.

ENERGY PERFORMANCE:

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request.

LEGAL EXPENSE:

Each party will be responsible for the payment of their own legal costs. The incoming tenant will be responsible for the payment of any LBTT, registration dues and VAT incurred.

OFFERS:

All offers should be submitted in strict Scottish Legal Form to the Falkirk Office.

FURTHER INFORMATION:

All offers should be submitted in strict Scottish Legal form to the following offices:

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

Tel: 01324 628321

EMAIL: michael.mcintyre@dmhall.co.uk
rachel.mccall@dmhall.co.uk

You are advised to notify your interest to this office in order to enable us to advise you in the event of a closing date being set.

DATE OF ENTRY:

By agreement.

Ref: ESA1931

Date of publication: August 2019

IMPORTANT NOTE

DM Hall for themselves and for the vendors or lessors of this property, whose agents they are, give notice that:

- (i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.
- (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- (iii) No person in the employment of DM Hall has any authority to make or give any representation or warranty whatever in relation to the property.
- (iv) All prices, premiums and rents quoted are exclusive of VAT.
- (v) The information contained in these particulars has been checked and, unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outside our control.
- (vi) These particulars are provided for record purposes only and are not intended to create, nor to be relied upon as creating, any contractual relationship or commitment. Any contract shall only be entered into by way of our clients' solicitors.