



FALCONER
PROPERTY CONSULTANTS

FOR SALE

1st Floor Office, Pitt Terrace,
Stirling, FK8 2EZ

OFFICE

- OFFERS IN THE REGION OF £119,500
- 1,406 FT²
- PRIME CITY CENTRE LOCATION
- 100% RATES RELIEF (SUBJECT TO QUALIFICATION)
- GOOD LEVELS OF NEARBY PARKING
- READY FOR IMMEDIATE OCCUPATION
- RARE HERITABLE (FREEHOLD) OPPORTUNITY



LOCATION

Stirling is widely regarded as one of Scotland's busiest and most popular tourist and business locations and benefits from a superb location, allowing easy access by road and rail to all other major business centres throughout the country.

The city lies approximately 26 miles northeast of Glasgow and around 38 miles northwest of Edinburgh and provides access to 75% of Scotland's population within a 48 mile radius.

The subjects are located on the corner of Pitt Terrace and Wellgreen Road within the heart of Stirling City Centre. To the rear of the property is a multi storey car park whilst further parking is available nearby.



DESCRIPTION

The subjects comprise a self contained first floor office within a two storey building. Access is provided through a ground floor access close shared with other offices on the first floor.

Internally, the accommodation provides a variety of office rooms, meeting room, reception area with glazed entrance door and separate male and female w.c.'s. Overall, the décor and fit out is to a modern standard ready for immediate occupation.

PROPOSAL

Offers in the region of £119,500 are invited.

FLOOR AREAS

From sizes taken from our internal measurements, we calculate the subject property, measured in accordance with the RICS Code of Measurement Practice (second edition, January 2018) to extend to the following approximate net internal area (NIA):

130.6m²/1,406ft²

PLANNING

All queries in relation to redevelopment/reconfiguration of the subjects should be addressed to Stirling Council Planning Department.

VAT

The property is not Vat elected

EPC

G

A copy of the EPC will be available upon request.

CLOSING DATE

A closing date may be set and all interested parties should make a note of interest at the offices of the Sole Agent. We reserve the right to sell the property without setting a closing date and we are not obliged to accept the highest or indeed any offer for the sale of the property.

RATING

£12,100

100% rates relief (subject to qualification).



FALCONER
PROPERTY CONSULTANTS

VIEWING AND FURTHER INFORMATION

Strictly by appointment through the Sole Agent:

Sandy Falconer BSc (Hons) MSc MRICS

STIRLING 01786 234 000

PERTH 01738 230 200

EMAIL info@falconerproperty.co.uk

www.falconerproperty.co.uk