



UNIVERSITY of  
**STIRLING**



Retail Opportunity

*To Let*

Various  
Units  
Available

Private  
Parking

Andrew Miller Building,  
Stirling FK9 4LF



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PROPERTY CONSULTANTS





## LOCATION

The University of Stirling, founded in 1967 is set on 330 acres of beautiful parkland. It is situated two miles from the bustling City of Stirling with easy public transport access. It has a community of 14,000 students and 2,000 staff, with an adjacent 100 bed hotel and large business park comprising 70 businesses.

A 40-million-pound redevelopment programme provides visitors with state-of-the-art facilities including new eateries and retail outlets, coupled with new sporting facilities at Scotland's University of Sporting Excellence. 2,000 of the students live on campus and the library is located next to the retail facilities.

Presently, the retail offering includes a Co-op supermarket, pharmacy, Students' Union shop, and a sustainability and environmental outlet. With the Macrobert Arts Centre, theatre, and cinema, plus plentiful parking for visitors, this is an ideal retail location.



## DESCRIPTION

The units form part of the University's Andrew Miller Building and are at the centre of the campus. The building links the University library, Students' Union, study spaces, Macrobert Arts Centre and catering outlets, and sits on the central spine of the University linking academic buildings and student residences.

The Andrew Miller building has recently been transformed through a full refurbishment and forms part of the University's £23M Campus Central project which opens in late Autumn 2021.

The accommodation comprises three retail units ranging in size from 905ft<sup>2</sup> to 1,057ft<sup>2</sup>. The units include a new shop front, illuminated signage boxes and are directly open to the University's retail street.

Internally, the units vary from shell to shell and core. The building services to the units are provided and managed by the University the provision of which is included within the service charge.

Externally each unit benefits from one private car parking space and use of the loading bay/service yard.



## FLOOR AREAS

From sizes taken during our inspection 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):

**Unit B1:** 905ft<sup>2</sup>    **Unit B2:** 1,057ft<sup>2</sup>    **Unit E:** 780ft<sup>2</sup>

## PLANNING

Use as a Shop falling within Class 1 of the Town and Country Planning (Use Classes) (Scotland) Order 1997 or as otherwise agreed between Landlord and Tenant subject to Stirling Council Planning Authority approval.

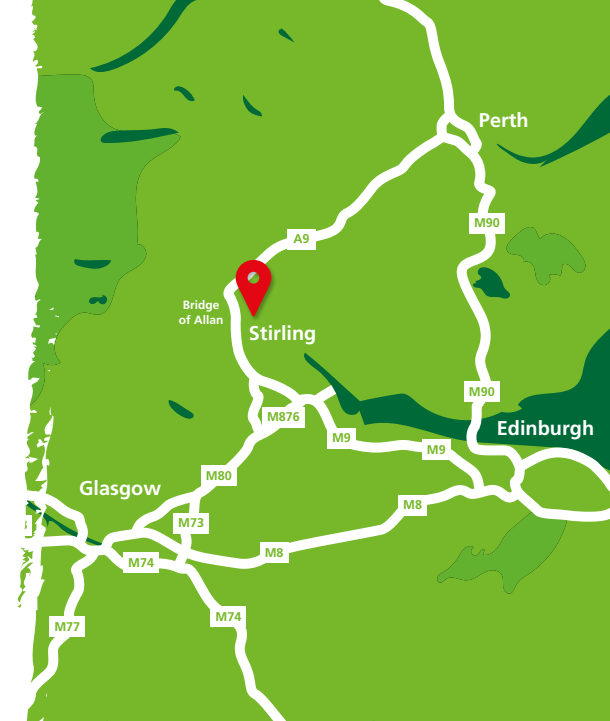
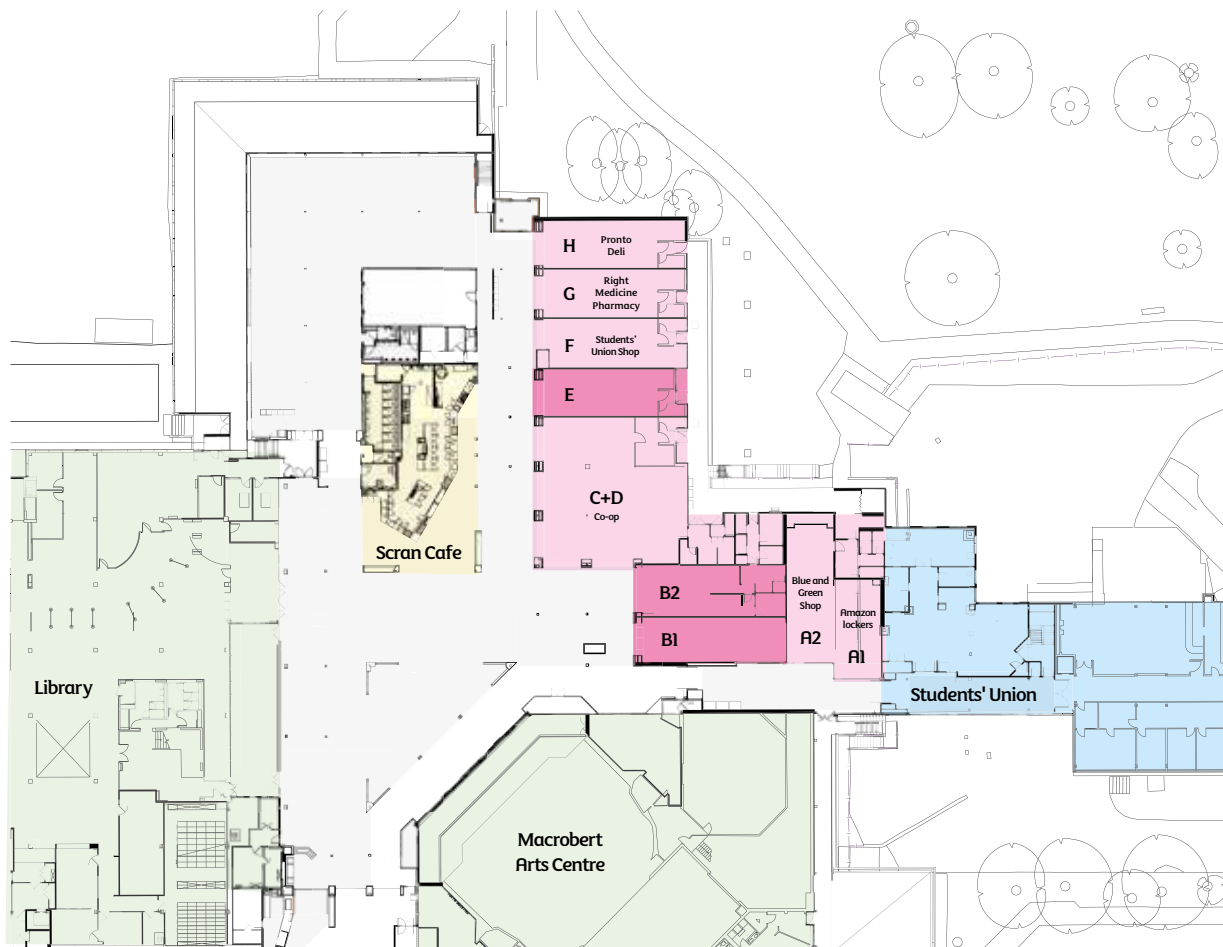
## PROPOSAL

Rent from £11ft<sup>2</sup> plus service charge. A range of incentives are available.









### Viewing and further information

Strictly by appointment through  
the Sole Letting Agent:

Fiona Robertson, BA  
Commercial Agent

**Email:** [fiona@falconerproperty.co.uk](mailto:fiona@falconerproperty.co.uk)

**Mobile:** 07590 927 226

**Perth:** 01738 230 200

**Stirling:** 01786 234 000

[www.falconerproperty.co.uk](http://www.falconerproperty.co.uk)

### EPC

Each unit is banded differently, EPC certification  
is available on request.

### VAT

All prices, premiums and rents quoted are exclusive of VAT.  
No VAT will be applied to rent.

### RATING

Please contact local rating office for further information.

Falconer Property Consultants for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars and plan are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the correctness of each of them: (iii) no person in the employment of Falconer Property Consultants has any authority to make or give any representation or warranty whatever in relation to this property: (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. Published June 2021.



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