



**FALCONER**  
PROPERTY CONSULTANTS

## **TO LET / MAY SELL**

4 Main Street, Cambusbarron,  
FK7 9NW

### **RETAIL UNIT/OFFICE**

- LEASE FROM £7,500 PER ANNUM
- 446 FT<sup>2</sup>
- FREE ON STREET PARKING
- GOOD LEVELS OF PASSING TRADE
- SUITABLE FOR A VARITEY OF USES
- 100% RATES RELIEF (SUBJECT TO QUALIFICATION)
- GAS CENTRAL HEATING

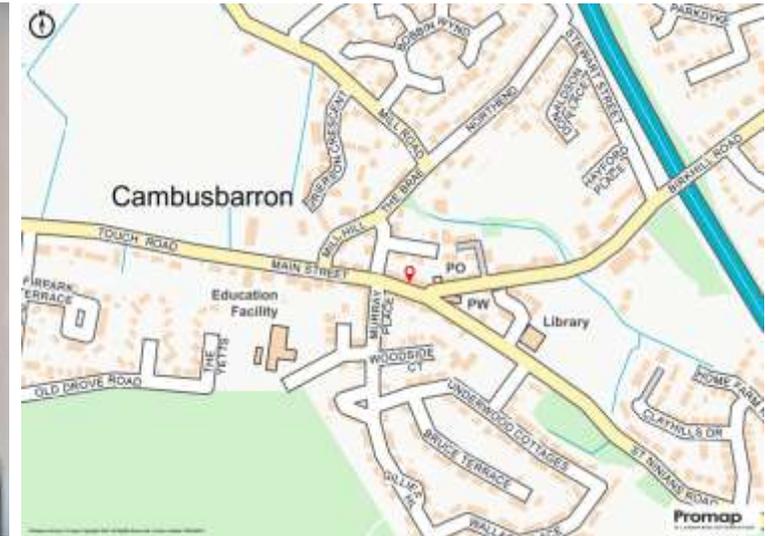


## LOCATION

Cambusbarron is a village in close proximity to Stirling. 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 Northern side of Main Street between its junctions with Murray Place and Birkhill Road.



## DESCRIPTION

The subjects comprise a ground floor retail unit contained within a mid terraced single storey building of stone construction.

Internally the subjects provide open plan retail area, rear office/treatment room and w.c

The property benefits from gas central heating.

## PROPOSAL

Lease from £7,500 per annum for a new FRI lease.

## 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 gross internal area (GIA):

41.45m<sup>2</sup>/446ft<sup>2</sup>

## PLANNING

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

## EPC

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## 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 let/sell the property without setting a closing date and we are not obliged to accept the highest or indeed any offer for the lease/sale of the property.

## RATING

Rateable value £4,050.

## VAT

All prices, premiums and rents quoted are exclusive of VAT.



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## VIEWING AND FURTHER INFORMATION

Strictly by appointment through the Sole Agent:

Sandy Falconer BSc (Hons) MSc MRICS

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