



# FALCONER

PROPERTY CONSULTANTS

**6 KING STREET,  
STIRLING  
FK8 1AY**

## TO LET

- LEASE FROM £15,000 PER ANNUM
- 605 FT<sup>2</sup>
- 100% RATES RELIEF  
(SUBJECT TO QUALIFICATION)
- LARGE GLAZED FRONTAGE
- PROMINENT RETAIL PITCH
- HIGH LEVELS OF PASSING TRADE
- NEWLY FORMED UNIT



## LOCATION

The property is situated at the heart of King Street near to its joining with Port Street the main arterial shopping street through Stirling City Centre. King Street and Port Street are home to many popular retail and leisure establishments with surrounding occupiers including The Burgh Coffee House, The Golden Lion Hotel, Marks and Spencer's, HSBC and Barclay's banks and Thistle's Shopping Centre.

Stirling is well located in central Scotland being almost equidistant between Glasgow, Edinburgh and Perth. The city benefits from good transport links to include a mainline railway, bus depot and easy access onto the Motorway network.

## DESCRIPTION

The subjects comprise a newly formed ground floor retail unit contained within a three storey building of stone construction.

The subjects benefit from having a large glazed frontage onto King Street, offering a prime retail pitch with high levels of passing trade.

The unit currently offers an open plan retail unit and w.c finished to shell condition ready for tenant fit out.

## PROPOSAL

Lease from £15,000 per annum for a new FRI lease.

## RATING

Rateable value £14,000.





## 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):

66.18m<sup>2</sup>/605ft<sup>2</sup>

## PLANNING

All queries in relation to redevelopment/ reconfiguration of the subjects should be addressed to Stirling Council Planning Department. Class 3 use will not be permitted.

## EPC

E.

## CLOSING DATE

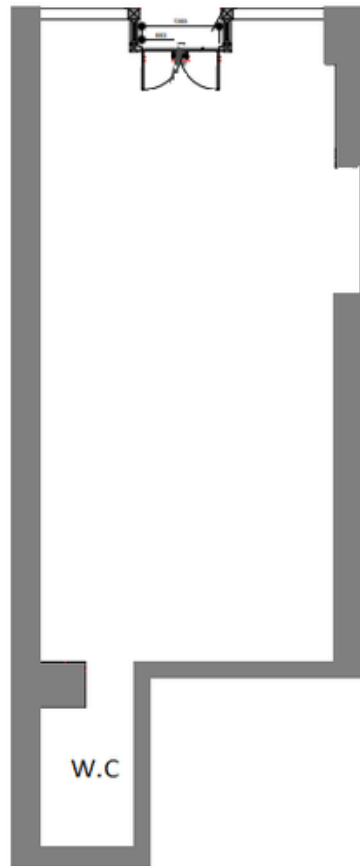
A closing date may be set and all interested parties should make a note of interest at the offices of the Sole Agent. We reserve the right to sell the property without setting a closing date and we are not obliged to accept the highest or indeed any offer for the sale/lease of the property.

## VAT

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



6 King Street, Stirling - Floorplan



**DISCLAIMER**

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 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 October 2022.



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**VIEWINGS  
AND  
FURTHER  
INFORMATION**

Strictly by appointment through the Sole Agent:

**SANDY FALCONER**  
BSc (Hons) MSc MRICS

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