



PROPERTY CONSULTANTS

74 & 76
MCLAREN TERRACE,
STIRLING
FK7 0EU

TO LET

- LEASE FROM £9,000 PER ANNUM
- 716 FT²
- RETAIL UNIT
- SUITABLE FOR ALTERNATIVE USES
- FREE ON STREET PARKING
- 100% RATES RELIEF
 (SUBJECT TO QUALIFICATION)



LOCATION

Stirling is a thriving affluent historic city located at the heart of Scotland's motorway network and is the main administrative and financial centre for the Stirling Council area. Located approximately 30 miles North West of Edinburgh and 25 miles North East of Glasgow, the city is acknowledged as the "Gateway to the Highlands" and benefits from major tourist attractions including Stirling Castle and The National Wallace Monument.

The surrounding area is of mixed commercial and residential usage with The Thistles Centre, Stirling's prime regional shopping centre under 5 minutes walking distance.

The subjects are located on the southern side of McLaren Terrace at its junction with Whins Road.

DESCRIPTION

The subjects comprise two interlinking ground floor retail units within a two storey building of brick construction with a roughcast finish.

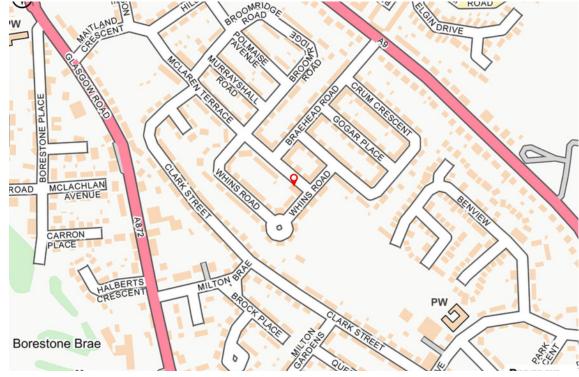
74 was most recently utilised as a hairdressing salon and comprises a large open plan front retail area with storage/office to the rear and w.c. There is an internal link between the units with 76 providing small front shop, treatment rooms and w.c.

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):

66.49m2 / 716ft2







PLANNING

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

RATING

74 McLaren Terrace rateable value - £3,850. 76 McLaren Terrace rateable value - £3,350.

PROPOSAL

Lease from £9,000 per annum for a new FRI lease.

EPC

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CLOSING DATE

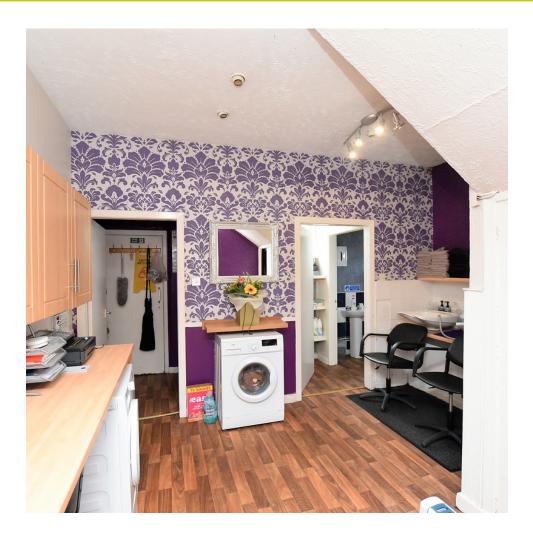
A closing date may be set and all interested parties should make a note of interest at the offices of the Sole Agent. We reserve the right to sell the property without setting a closing date and we are not obliged to accept the highest or indeed any offer for the sale of the property.

VAT

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







DISCLAIMER

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VIEWINGS
AND
FURTHER
INFORMATION

Strictly by appointment through the Sole Agent:

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