



FALCONER

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

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 November 2022.



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**VIEWINGS
AND
FURTHER
INFORMATION**

Strictly by appointment through the Sole Agent:

SANDY FALCONER

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