



FALCONER
PROPERTY CONSULTANTS

TO LET

2 Pitt Terrace, Stirling,
FK8 2EZ

THREE NEW RETAIL UNITS

- LEASE FROM £11,950 PER ANNUM
- 500 FT²
- PRIME CITY CENTRE LOCATION
- 100% RATES RELIEF (SUBJECT TO QUALIFICATION)
- GOOD LEVELS OF NEARBY PARKING
- NEWLY FORMED
- AVAILABLE FROM FEBRUARY 2021



LOCATION

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 corner of Pitt Terrace and Wellgreen Road within the heart of Stirling City Centre. To the rear of the property is a multi storey car park whilst further parking is available nearby.



DESCRIPTION

The subjects comprise three newly formed ground floor retail units within a two storey building.

Internally, each unit will provide open plan retail area with rear w.c.

The units are suitable for class 1 and 2 use.

PROPOSAL

Lease from £11,950 per annum.

VAT

N/A.

FLOOR AREAS

From sizes taken from our internal measurements, 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):

46.45m²/500ft²

PLANNING

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

EPC

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A copy of the EPC will be available upon request.

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.

RATING

100% rates relief (subject to qualification).



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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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