



**FALCONER**  
PROPERTY CONSULTANTS

# TO LET

6 King Street, Stirling,  
FK8 1AY

## RETAIL UNIT

- LEASE FROM £15,500 PER ANNUM
- 720 FT<sup>2</sup>
- LARGE GLAZED FRONTAGE
- PROMINENT RETAIL PITCH
- HIGH LEVELS OF PASSING TRADE
- ORIGINAL FEATURES INCLUDING STAINED GLASS WINDOWS AND CORNICING



## 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 Eastern Side of King Street near to it's junction with Murray Place.

King Street lies within the heart of Stirling City Centre offering high levels of passing trade.



## DESCRIPTION

The subjects comprise a ground floor retail unit formed 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.

Both internally and externally the property benefits from many original features including stained glass windows and cornicing offering many attractive and unique features to the unit.

Internally the subjects offer large open plan retail sales areas and w.c.

The unit is currently being newly and formed and anticipated to be ready for occupation April 2022.

## 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):

66.89m<sup>2</sup>/720ft<sup>2</sup>

## PLANNING

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

## PROPOSAL

Lease from £15,500 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 let the property without setting a closing date and we are not obliged to accept the highest or indeed any offer for the lease of the property.

## RATING

The unit will require to be reassessed on completion. Please contact local rating office for further details.

## VAT

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



## VIEWING AND FURTHER INFORMATION

Strictly by appointment through the Sole Agent:

Sandy Falconer BSc (Hons) MSc MRICS

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