



FALCONER
PROPERTY CONSULTANTS

TO LET

Andrew Miller Building, Stirling
FK9 4LF

RETAIL UNITS

- LEASE FROM £8,600 PER ANNUM (for the smallest unit excluding service charge)
- LOCATED IN THE CENTRAL HUB OF THE UNIVERSITY
- UNITS FROM 780 – 1,057 FT²
- ON SITE PARKING
- HIGH LEVELS OF PASSING TRADE
- RECENTLY REFBURBISHED



LOCATION

The University of Stirling, founded in 1967 is set on 330 acres of beautiful parkland. It is situated two miles from the bustling City of Stirling with easy public transport access. It has a community of 14,000 students and 2,000 staff, with an adjacent 100 bed hotel and large business park comprising 70 businesses.

A 40-million-pound redevelopment programme provides visitors with state-of-the-art facilities including new eateries and retail outlets, coupled with new sporting facilities at Scotland's University of Sporting Excellence. 2,000 of the students live on campus and the library is located next to the retail facilities.

Presently, the retail offering includes a Co-op supermarket, pharmacy, Students' Union shop, and a sustainability and environmental outlet. With the Macrobert Arts Centre, theatre, and cinema, plus plentiful parking for visitors, this is an ideal retail location.



DESCRIPTION

The units form part of the University's Andrew Miller Building and are at the centre of the campus. The building links the University library, Students' Union, study spaces, Macrobert Arts Centre and catering outlets, and sits on the central spine of the University linking academic buildings and student residences.

The Andrew Miller building has recently been transformed through a full refurbishment and forms part of the University's £23M Campus Central project which opens in late Autumn 2021.

The accommodation comprises three retail units ranging in size from 905ft² to 1,057ft². The units include a new shop front, illuminated signage boxes and are directly open to the University's retail street.

Internally, the units vary from shell to shell and core. The building services to the units are provided and managed by the University the provision of which is included within the service charge.

Externally each unit benefits from one private car parking space and use of the loading bay/service yard.

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):

Unit B1: 905ft² Unit B2: 1,057ft² Unit E: 780ft²

PLANNING

Use as a Shop falling within Class 1 of the Town and Country Planning (Use Classes) (Scotland) Order 1997 or as otherwise agreed between Landlord and Tenant subject to Stirling Council Planning Authority approval.

PROPOSAL

Rent from £11ft² plus service charge. A range of incentives are available.

EPC

Each unit is banded differently, EPC certification is available on 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 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

Please contact local rating office for further information.

VAT

All prices, premiums and rents quoted are exclusive of VAT. No VAT will be applied to rent.



VIEWING AND FURTHER INFORMATION

Strictly by appointment through the Sole Agent:

Sandy Falconer BSc (Hons) MSc MRICS

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