



FALCONER
PROPERTY CONSULTANTS

TO LET

31-33 Baker Street,
Stirling, FK8 1BJ

RETAIL UNIT

- LEASE FROM £12,000 PER ANNUM
- 916 FT²
- LARGE GLAZED FRONTAGE
- PROMINENT RETAIL PITCH
- HIGH LEVELS OF PASSING TRADE
- READY FOR IMMEDIATE OCCUPATION

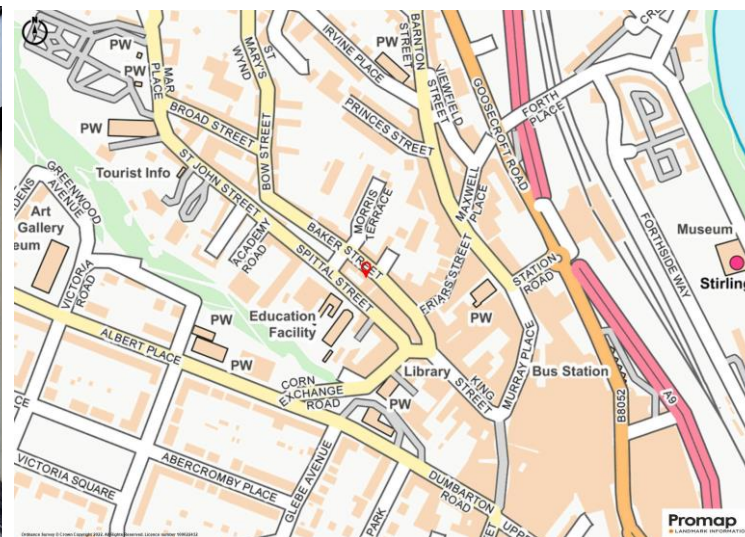


LOCATION

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 southwest side of Baker Street near to its junction with Dalgleish Court.



DESCRIPTION

The subjects comprise a ground floor retail unit formed within a three and a half storey building of stone construction.

The subjects benefit from having a large glazed frontage onto Baker Street, offering a prime retail pitch with high levels of passing trade.

Internally the subjects offer large open plan front retail area, w.c, tea prep area and storage rooms.

The unit will be fully refurbished prior to a new tenant leasing the property, including internal and external painting.

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 gross internal area (GIA):

85.07m²/916ft²

PLANNING

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

RATING

Rateable value £7,700.

EPC

G.

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.

VAT

VAT will be payable on all costs.

PROPOSAL

Lease from £12,000 per annum for a new FRI lease.



FALCONER
PROPERTY CONSULTANTS

VIEWING AND FURTHER INFORMATION

Strictly by appointment through the Sole Agent:

Sandy Falconer BSc (Hons) MSc MRICS

STIRLING 01786 234 000

PERTH 01738 230 200

EMAIL info@falconerproperty.co.uk

www.falconerproperty.co.uk

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 January 2022.