



# FALCONER

PROPERTY CONSULTANTS

**18 KING STREET  
STIRLING  
FK8 1HF**

## TO LET

- LICENSED RESTAURANT
- INCENTIVES AVAILABLE
- LEASE FROM £25,000 PER ANNUM
- GROUND FLOOR 2,159FT<sup>2</sup>
- LARGE GLAZED FRONTAGE
- PROMINENT CITY CENTRE LOCATION
- HIGH LEVELS OF PASSING TRADE

## 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 Northern side of King Street between its junctions with Spittal Street and Murray Place.

## DESCRIPTION

The subjects comprise a mid terraced restaurant formed over the ground and basement floors of a four storey building. The main building is of traditional red sandstone construction surmounted by a pitched and slated roof whilst a more recent extension has been erected to the rear.

Internally the subjects provide ground floor restaurant area, w.c's and kitchen whilst the basement offers further storage area.

The subjects benefit from a large glazed frontage with central entrance door.

## PROPOSAL

Lease from £25,000 per annum for a new FRI lease.



## 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):

Ground floor: 200.6m<sup>2</sup>/2,159ft<sup>2</sup> Basement: 120.8m<sup>2</sup>/1,300ft<sup>2</sup>

Total: 321.4m<sup>2</sup>/3,459ft<sup>2</sup>

## PLANNING

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

## RATING

Rateable value £22,250.

## EPC

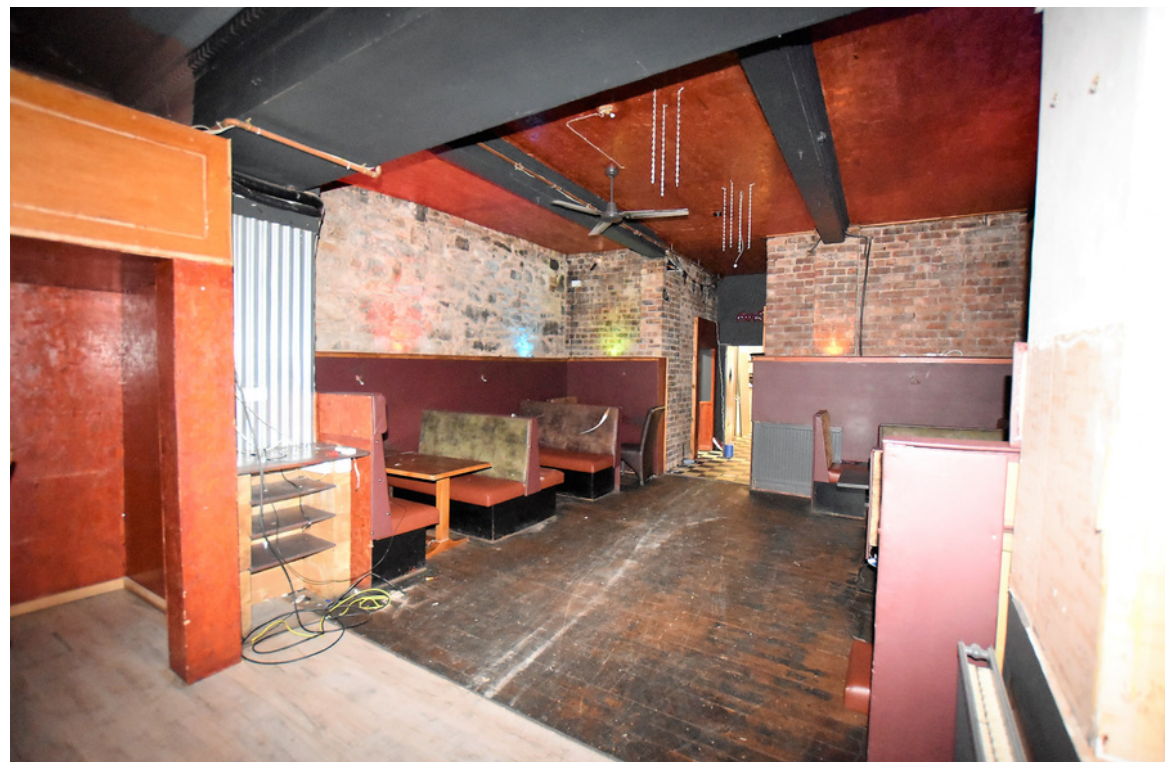
A copy of the EPC will be available upon request.

## 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.

## VAT

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





#### DISCLAIMER

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**VIEWINGS  
AND  
FURTHER  
INFORMATION**

Strictly by appointment through the Sole Agent:

**SANDY FALCONER**

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