



**FALCONER**  
PROPERTY CONSULTANTS

# TO LET

11 Barnton Street, Stirling,  
FK8 1HF

## RETAIL UNIT / SALON

- LEASE FROM £22,000 PER ANNUM
- 1,430 FT<sup>2</sup>
- GOOD LEVELS OF PARKING NEARBY
- HIGH LEVELS OF PASSING TRADE
- PROMINENT RETAIL PITCH
- FULLY FITTED SALON



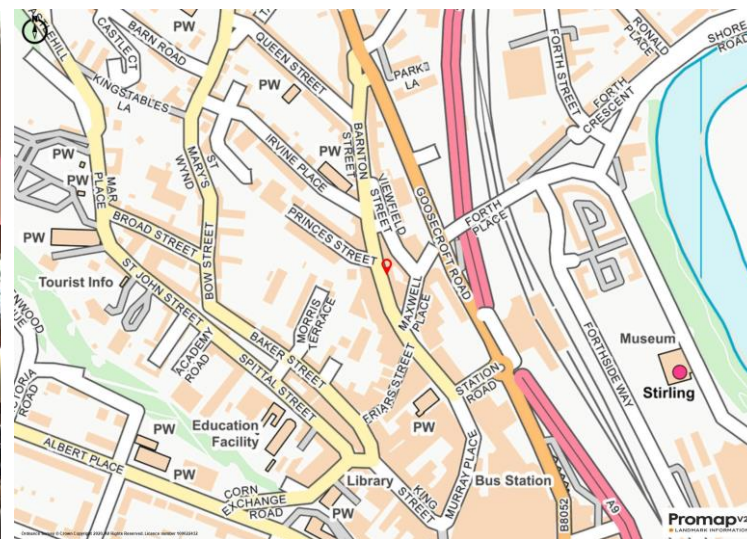
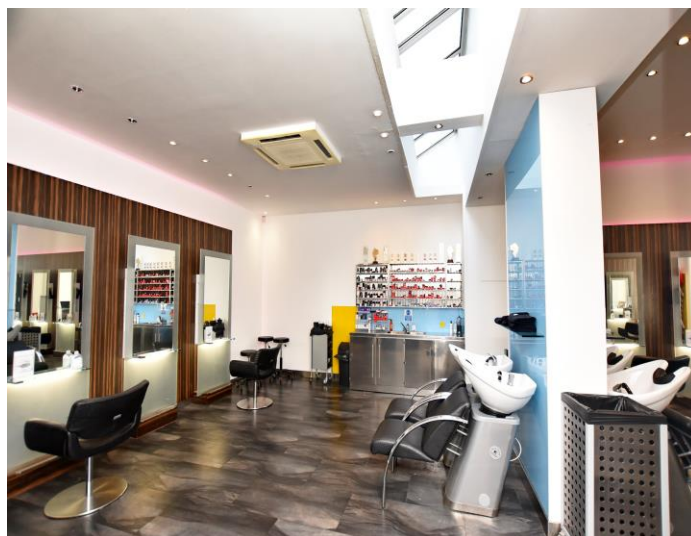
## LOCATION

Stirling is a city in central Scotland. Stirling is a centre for local government, higher education, tourism, retail, and industry. The 2011 census recorded the population of the city as 45,750; the wider Stirling council area has a population of about 91,000. The City is reputed to be the third fastest growing area of Scotland in terms of population.

A major new regeneration project on the site of the former port area and the former Ministry of Defence site, adjacent to Stirling Railway Station, is currently underway. Known as Forthside, it has the aim of developing a new waterfront district linked to the railway station via a new pedestrian bridge.

Stirling is well located in central Scotland being almost equidistant between Glasgow, Edinburgh and Perth. The city benefits from good transport links to include a mainline railway, bus depot and easy access onto the Motorway network.

The subjects are located on the eastern side of Barnton Street between its junctions with Princes Street and Maxwell Place.



## DESCRIPTION

The subjects comprise a ground floor retail unit contained within a mid terraced four storey building of stone construction surmounted by a pitched and slated roof.

Internally, the subjects are currently utilised as a large hairdressers with rear offices, separate male and female w.c's and staff room.

## PROPOSAL

Lease from £22,000 per annum.

## 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):

132.85m<sup>2</sup>/1,430ft<sup>2</sup>

## PLANNING

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

## 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 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

Rateable value £19,400.

## VAT

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



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## VIEWING AND FURTHER INFORMATION

Strictly by appointment through the Sole Letting Agent:

Sandy Falconer BSc (Hons) MSc MRICS

STIRLING 01786 234 000

PERTH 01738 230 200

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