



FALCONER

PROPERTY CONSULTANTS

**51 KING STREET,
STIRLING
FK8 1DN**

TO LET

- LEASE FROM £28,000 PER ANNUM
- 1,843 FT²
- PRIME CITY CENTRE LOCATION
- FULLY FITTED CAFE/RESTAURANT
- HIGH LEVELS OF NEARBY PARKING
- APPROXIMATELY 66 COVERS

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 ground floor mid-terraced restaurant contained within a 4-storey building of traditional stone construction.

Internally the subjects provide the following accommodation:

Front Restaurant Area: provides a split level area which is currently configured for approximately 66 covers and also provides granite topped bar area.

Kitchen Area: Provides a fully fitted kitchen incorporation oven, 6 ring burner, deep fat fryer and stainless steel worktops and basins.

Storage: The property benefits from two storage rooms, one of which is currently utilised for glass washing.

W.C Facilities: Separate male, female and disabled W.C's are provided.

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):

171.2m²/1,843ft²



PLANNING

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

RATING

Rateable value £23,750.

PROPOSAL

Lease from £28,000 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 sell or let 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:

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