

2

King Street STIRLING FK8 1AY

*A prominent retail space with class 2 consent in
the heart of Stirling's prime retail & leisure core*



LEASE FROM £20,000 PER ANNUM
1,108 FT²
RETAIL UNIT WITH CLASS 2
HIGH LEVELS OF PASSING TRADE

IMPRESSIVE FLOOR TO CEILING HEIGHT
ORIGINAL CORNICING
PROMINENT RETAIL PITCH



Location

The property is situated at the foot of King Street at its joining with Port Street the main arterial shopping street through Stirling town Centre. King Street and Port Street are home to many popular retail and leisure establishments with surrounding occupiers including The Burgh Coffee House, The Golden Lion Hotel, Hays Travel and Barclay's banks, Marks & Spencer's and Thistle's Shopping Centre. Stirling is well located in central Scotland being almost equidistant between Glasgow, Edinburgh and Perth. The town benefits from good transport links to include a mainline railway, bus depot and easy access onto the Motorway network.

Description

The subjects are located on the ground floor of the iconic old bank building built in 1853 and designed by Hayes of Liverpool, this building has been the focal point of Stirling town centre for over 150 years. Internally the unit provides a large, modern open plan retail space with impressive floor to ceiling heights as well as significant original windows to the front providing excellent levels of natural daylight and a focal outlook onto Port Street. To the rear the unit has ample storage, staff areas/office and w.c.

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):102.93m²/1,108ft².

Proposal

Lease from £20,000 per annum.

Rating

RV £19,400.

The unit qualifies for 100% fresh start relief for the first year only.

EPC

A copy of the EPC will be available upon request.



Planning

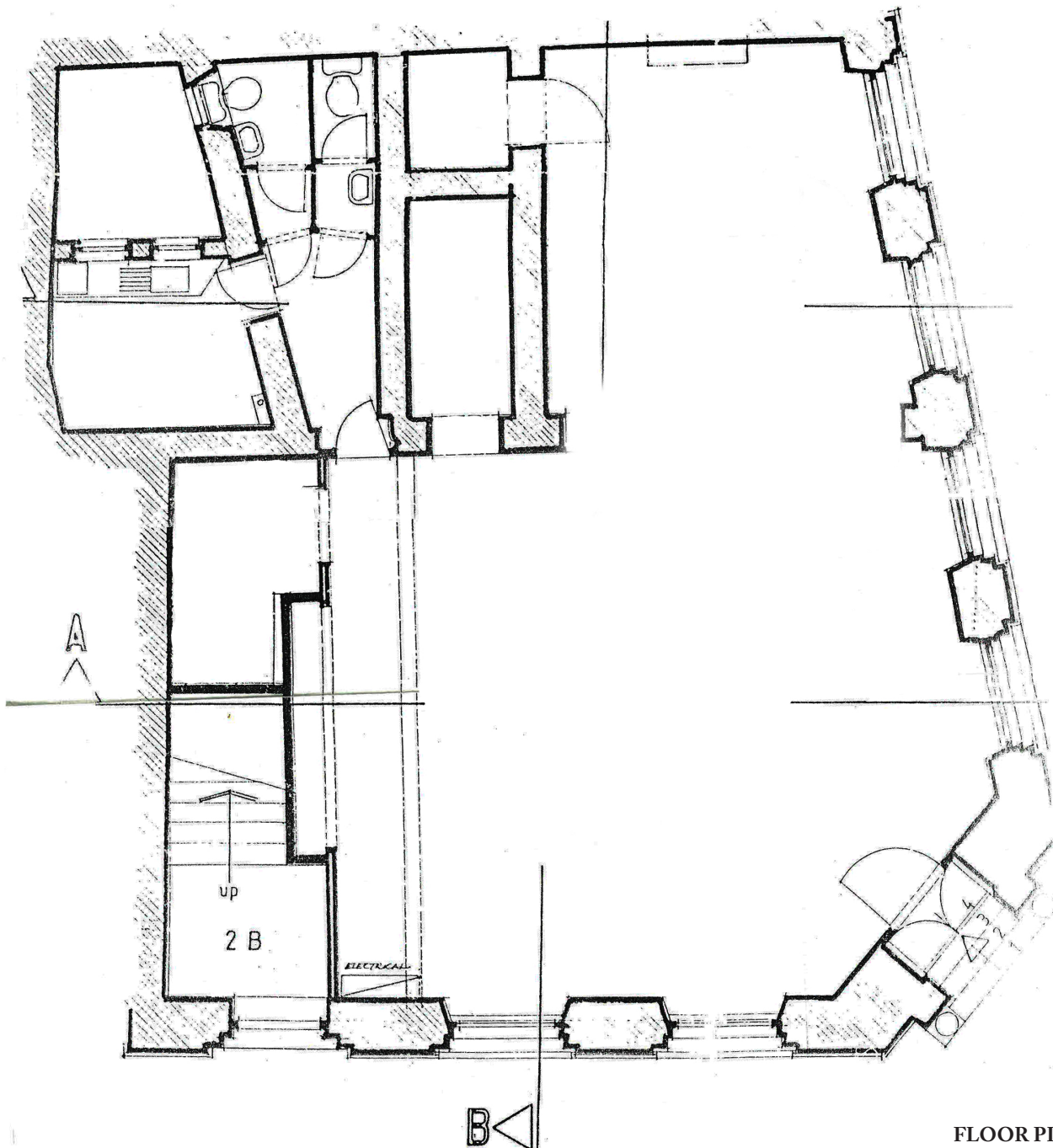
All queries in relation to redevelopment/ reconfiguration of the subjects should be addressed to Stirling Council Planning Department.

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.



FLOOR PLAN



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