



FALCONER

PROPERTY CONSULTANTS

**26 MURRAY PLACE
STIRLING
FK8 2DD**

TO LET

- LEASE FROM £19,500 PER ANNUM
- 1,810 FT²
- INCENTIVES AVAILABLE
- PRIME RETAIL PITCH
- HIGH FOOTFALL
- LARGE GLAZED FRONTAGE

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 eastern side of Murray Place near to its junction with King Street. Murray Place forms a prime retail pitch within Stirling City Centre.

DESCRIPTION

The subjects comprise a mid terraced retail unit forming the ground and basement of a traditional 3 storey sandstone building. The frontage of the property is of aluminium framed and glazed construction with an offset glazed entrance door and roller shutter.

Internally the property benefits from a large open plan ground floor retail space. The basement of the property is accessed via a good sized staircase and provides an open plan storage area, office area, tea prep area and w.c. facilities.

PROPOSAL

Lease from £19,500 per annum for a new FRI lease.

Incentives are available subject to lease duration and tenant covenant strength.



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):

Basement: 88.9m²/957ft²

Ground Floor: 79.2m²/853ft²

Total: 168.1m²/1,810ft²

PLANNING

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

RATING

Rateable value £19,400.

EPC

F.

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 or lease of the property.

VAT

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





DISCLAIMER

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 April 2023.



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**VIEWINGS
AND
FURTHER
INFORMATION**

Strictly by appointment through the Sole Agent:

SANDY FALCONER

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