

**6 MONTHS RENT FREE**  
(Subject to Covenant)

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**FALCONER**

PROPERTY CONSULTANTS

**13 MURRAY PLACE  
STIRLING  
FK8 1DQ**

**TO LET**

- LEASE FROM £25,000 PER ANNUM
- 1,403FT<sup>2</sup>
- INCENTIVES AVAILABLE
- CITY CENTRE LOCATION
- 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 north western side of Murray Place near to its junction with King Street. Murray Place forms a prime retail pitch within Stirling City Centre. The subjects are a short walk from the bus and railway stations.

## DESCRIPTION

The subjects comprise a mid terraced retail unit forming the ground floor of a traditional 4 storey sandstone building. The frontage of the property is of aluminium framed and glazed construction with a central glazed entrance door.

Internally the property comprises of a large open plan ground floor retail space. W.C. facilities will be formed to the rear of the property.

## PROPOSAL

Lease from £25,000 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):

130.4m<sup>2</sup>/1,403ft<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 £25,000.

## 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 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.





# FALCONER

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**VIEWINGS  
AND  
FURTHER  
INFORMATION**

Strictly by appointment through the Sole Agent:

**SANDY FALCONER**

BSc (Hons) MSc MRICS

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 **PERTH: 01738 230 200**

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#### DISCLAIMER

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