



PROPERTY CONSULTANTS

13 MURRAY PLACE STIRLING FK8 1DQ

TO LET

- LEASE FROM £25,000 PER
 ANNUM
- 1,403FT²
- 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.

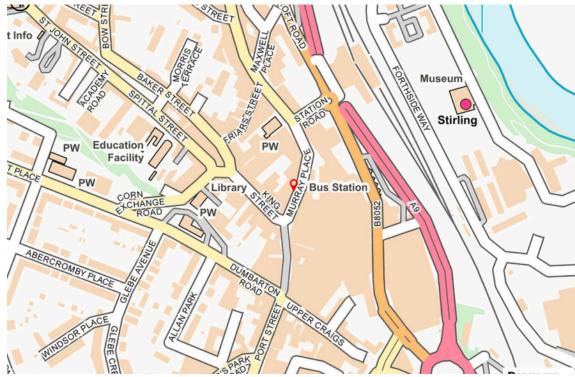
Internally the property comprises of a large open plan ground floor retail space. W.C. facilities will be formed to the rear of the property.

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):

130.4m²/1,403ft²

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.







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 May 2023.



VIEWINGS
AND
FURTHER
INFORMATION

Strictly by appointment through the Sole Agent:

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