



37 ALLAN PARK STIRLING FK8 2LT

TO LET

• LEASE FROM £12,000 PER

ANNUM

- 342 FT²
- PRIME CITY CENTRE LOCATION
- GOOD LEVELS OF NEARBY

PARKING

• HIGH LEVELS OF FOOTFALL



LOCATION

Stirling is a city in central Scotland. Stirling is a centre for local government, higher education, tourism, retail, and industry. The 2011 census recorded the population of the city as 45,750; the wider Stirling council area has a population of about 91,000. The City is reputed to be the third fastest growing area of Scotland in terms of population.

A major new regeneration project on the site of the former port area and the former Ministry of Defence site, adjacent to Stirling Railway Station, is currently underway. Known as Forthside, it has the aim of developing a new waterfront district linked to the railway station via a new pedestrian bridge.

Stirling is well located in central Scotland being almost equidistant between Glasgow, Edinburgh and Perth. The city benefits from good transport links to include a mainline railway, bus depot and easy access onto the Motorway network.

The subjects are located on the northern side of Allan Park at its junctions with Kings Park Road.

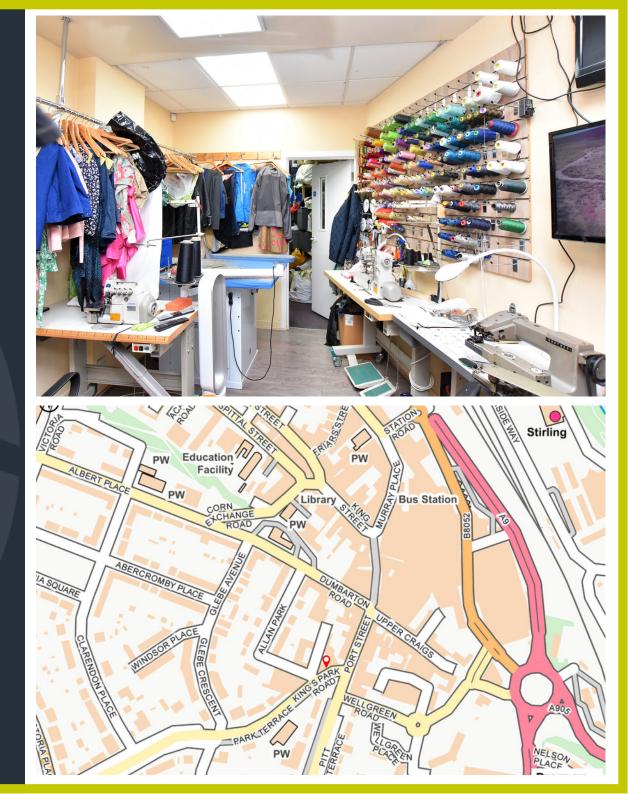
DESCRIPTION

The subjects comprise a ground floor mid terrace retail unit contained with a four storey building of stone construction.

Internally the unit provides front retail area, rear storage / office and w.c.

PROPOSAL

Lease from £12,000 per annum.





PLANNING

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

RATING

Rateable value £12,100.

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):

31.79m²/342ft²

EPC

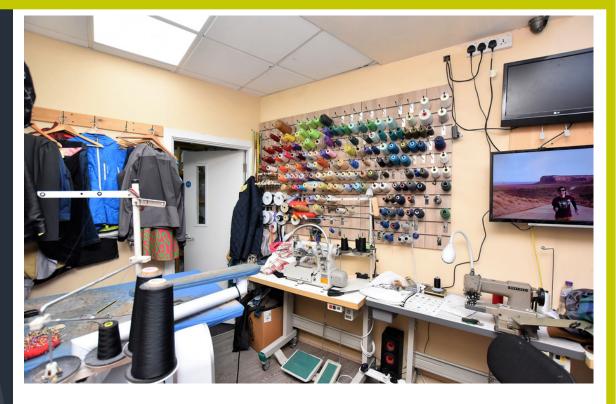
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CLOSING DATE

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 the property without setting a closing date and we are not obliged to accept the highest or indeed any offer for the sale/lease of the property.

VAT

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









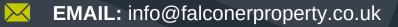
VIEWINGS AND FURTHER INFORMATION

Strictly by appointment through the Sole Agent:

SANDY FALCONER BSc (Hons) MSc MRICS

STIRLING: 01786 234 000

PERTH: 01738 230 200



www.falconerproperty.co.uk

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