



37 DUMBARTON ROAD, STIRLING

FK8 2LQ

FOR SALE/TO LET

- OFFERS OVER £150,000
- LEASE FROM £13,000
- 780FT²
- 100% RATES RELIEF (SUBJECT TO QUALIFICATION)
- PRIME LOCATION
- SUITABLE FOR A VARIETY OF USES



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.

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 southern side of Dumbarton Road between its junctions with Allan Park and Port Street.

DESCRIPTION

The subjects comprise a ground floor retail unit contained within a 2 storey building of stone construction with a pitched and slated roof.

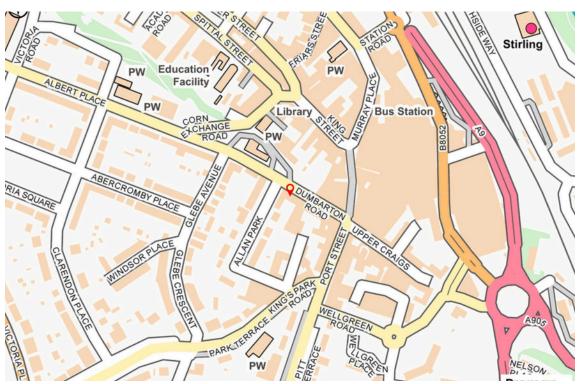
Internally the property comprises of a front reception/retail space, 3 treatment rooms, kitchen and w.c facilities.

The property has been extensively upgraded and refurbished to a high standard and is ready for immediate occupation.

PROPOSAL

Offers over £150,000 are invited for the Heritable interest. Lease from £13,000 per annum for a new FRI lease.







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):

72.5m²/780ft²

PLANNING

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

RATING

Rateable value £11,000.

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

N/A.







DISCLAIMER

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PROPERTY CONSULTANTS

VIEWINGS
AND
FURTHER
INFORMATION

Strictly by appointment through the Sole Agent:

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