



# FALCONER

PROPERTY CONSULTANTS

**18 MAXWELL PLACE  
STIRLING  
FK8 1JU**

## TO LET

- LEASE FROM £9,000 PER ANNUM
- 717 FT<sup>2</sup>
- PRIME CITY CENTRE LOCATION
- GOOD LEVELS OF NEARBY PARKING
- HIGH LEVELS OF FOOTFALL
- 100% RATES RELIEF (SUBJECT TO QUALIFICATION)
- NICELY FITTED OUT SALON



## 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 eastern side of Maxwell Place close to its junction with Barnton Road.

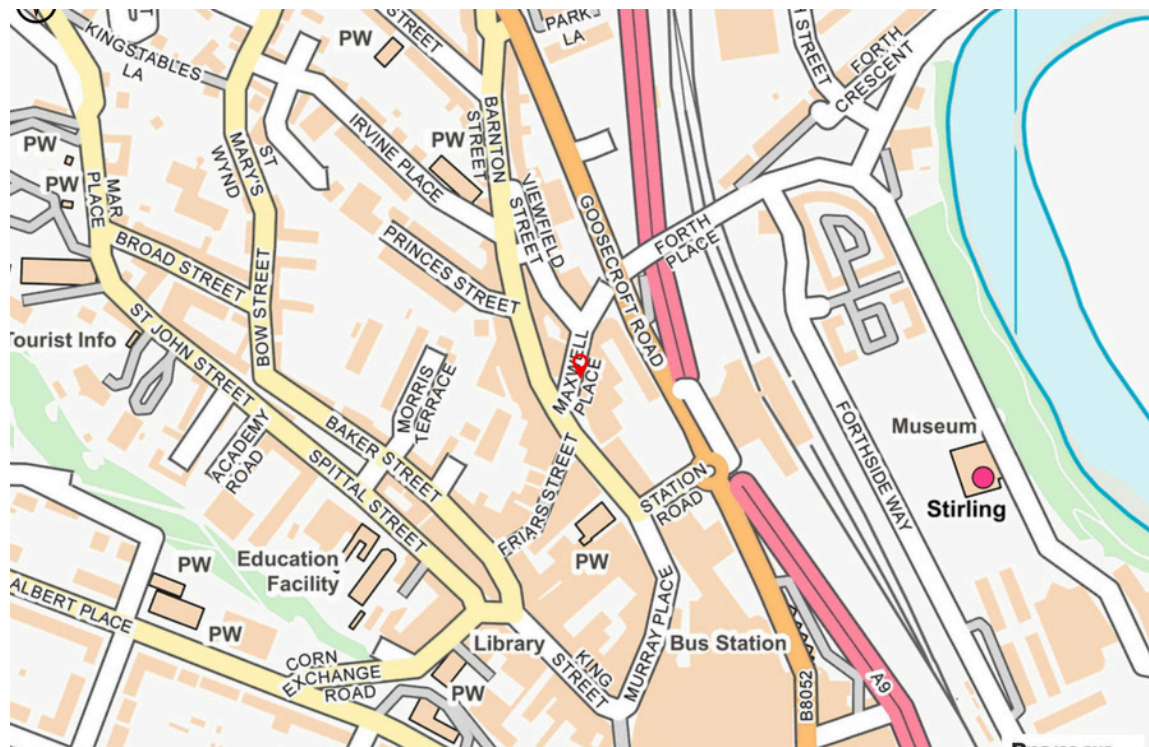
## DESCRIPTION

The subjects comprise a mid terraced retail property formed over a basement and ground floor contained with a two storey building of stone construction.

Internally the property has most recently been utilised as a salon benefiting from 6 hair stations, 2 back wash basins, reception area, treatment room, staff kitchen area and w.c.

## PROPOSAL

Lease from £9,000 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):

66.6m<sup>2</sup>/717ft<sup>2</sup>

## RATING

Rateable value £9,900. Qualifying tenants could benefit from 100% rates relief. Please contact Stirling Council.

## PLANNING

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

## EPC

A copy of the EPC is 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 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.





#### DISCLAIMER

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**VIEWINGS  
AND  
FURTHER  
INFORMATION**

Strictly by appointment through the Sole Agent:

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