



12 PITT TERRACE STIRLING FK8 2EZ

TO LET

- LEASE FROM £2,625 PER ANNUM
- SUITES AVAILABLE FROM 175FT²
- GOOD LEVELS OF NEARBY
 PARKING
- PRIME CITY CENTRE LOCATION
- 100% RATES RELIEF (SUBJECT

TO QUALIFICATION)



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 eastern side of Pitt Terrace close to its junction with Wellgreen Road.

DESCRIPTION

The subjects comprise two lower ground office suites contained within a 3-storey semi-detached building of traditional stone construction.

Internally the suites are accessed through a communal ground floor entrance vestibule. Facilities include communal w.c's, kitchen and access to a shared meeting room (If required). Each suite is self contained and decorated in a contemporary style.

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):

Room 4: 34.6m²/372ft² Room 5: 16.3m²/175ft²







PROPOSAL

Lease from:

Room 4: £5,580 per annum for a new FRI lease. Room 5: £2,625 per annum for a new FRI lease.

PLANNING

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

RATING

Rateable value: Room 4 - £3,350 Room 5 - £1,650

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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 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.









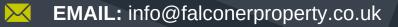
VIEWINGS AND FURTHER INFORMATION

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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