



# TO LET – RETAIL UNIT

Stirling, 21 Murray Place



- PROMINENT RETAIL UNIT
- HIGH FOOTFALL LOCATION
- ADJACENT TO THISTLES SHOPPING CENTRE

## LOCATION

Stirling is a major regional centre located in the Central Belt of Scotland, approximately 14 miles north-west of Edinburgh and 35 miles north-east of Glasgow. It is home to one of the country's most popular universities with over 11,000 students and more than 2 million people live within one hours drive of the city centre.

Murray Place is a busy main retail street in the city centre with this unit being located directly opposite the Thistles Shopping Centre. Nearby retailers include **Specsavers, Thomas Cook, Barrhead Travel, Pizza Express** and **Edinburgh Woolen Mill.**

## DESCRIPTION

The subjects are arranged over ground and first floors extending to the following approximate net areas:-

## ACCOMMODATION

Ground Floor	104.34 sq m	1,123 sq ft
First Floor	65.31 sq m	703 sq ft
<b>Total</b>	<b>169.65 sq m</b>	<b>1,826 sq ft</b>

## USE

Class 1 Retail

## TERMS

The premises are available on a new full repairing and insuring lease subject to 5 yearly upward only rent reviews.

## RENT

Rental offers in excess of **£35,000 per annum** are invited.

## RATES

We are verbally informed by the Local Authority that the current Rateable Value of the shop is:-

Rateable Value	£40,000
Commercial Rate Poundage	£0.471
(exclusive of water and sewerage rates)	

## EPC

A copy of the EPC will be made available as required.

## LEGAL COSTS

Each party shall be responsible for their own legal costs incurred with this transaction, with the ingoing tenant being responsible for stamp duty, tax, registration dues and VAT incurred thereon.

## VAT

All figures are quoted exclusive of VAT.

## VIEWING

Strictly by appointment via the sole agents:-

## Reith Lambert

**Richard Ford**  
0141 225 5710  
richard@reithlambert.co.uk

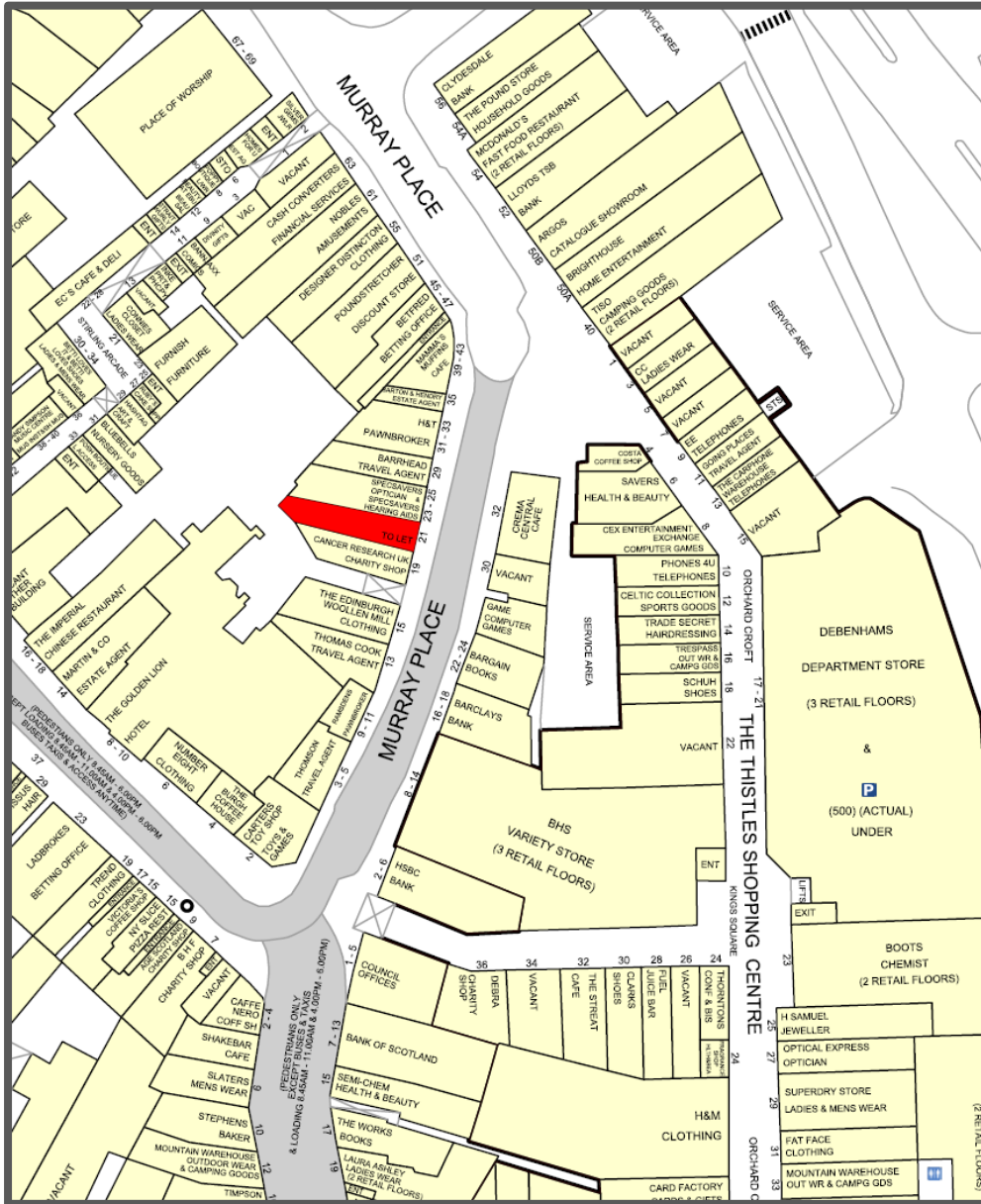
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Not to scale.

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