

TO LET – PRIME RETAIL UNIT
21 MURRAY PLACE, STIRLING, FK8 1DQ



- **PRIME, WELL CONFIGURED RETAIL UNIT**
- **CONSISTENTLY HIGH FOOTFALL**
- **DIRECTLY OPPOSITE THE THISTLE SHOPPING CENTRE**

LOCATION

Stirling is located at the heart of Scotland’s Central Belt and has direct road and rail connections to Scotland’s major cities: Glasgow, 28 miles south west via the M80 motorway; Edinburgh 37 miles south east via the M9 motorway; and intercity rail links from Stirling Railway Station.

The city has a resident population of 45,000 with a wider catchment of 91,000 in the Stirling Council area.

SITUATION

The property is located on the pedestrianised section of Murray Place, opposite the Thistle Shopping Centre. Nearby occupiers include **Barclays**, **Specsavers** and **McDonald’s**.

ACCOMMODATION

The subjects are configured over ground and first floor levels, occupying a prominent mid-terraced position, extending to the following approximate net internal areas:-

Ground Floor	91.78 sq m	988 sq ft
First Floor	73.11 sq m	787 sq ft
Total	164.89 sq m	1,775 sq ft

USE

Class 1 (Retail).

TERMS

The subjects are available on a new full repairing and insuring lease, of negotiable length.

RENT

Available upon request.

RATES

As of 01.04.23 the Rateable Value of the shop is:-

Rateable Value	£16,700
Commercial Rate Poundage	£0.498
(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 LBTT, registration dues and VAT incurred thereon.

VAT

All figures are quoted exclusive of VAT.

VIEWING

Strictly by appointment via the joint agents:-

Reith Lambert

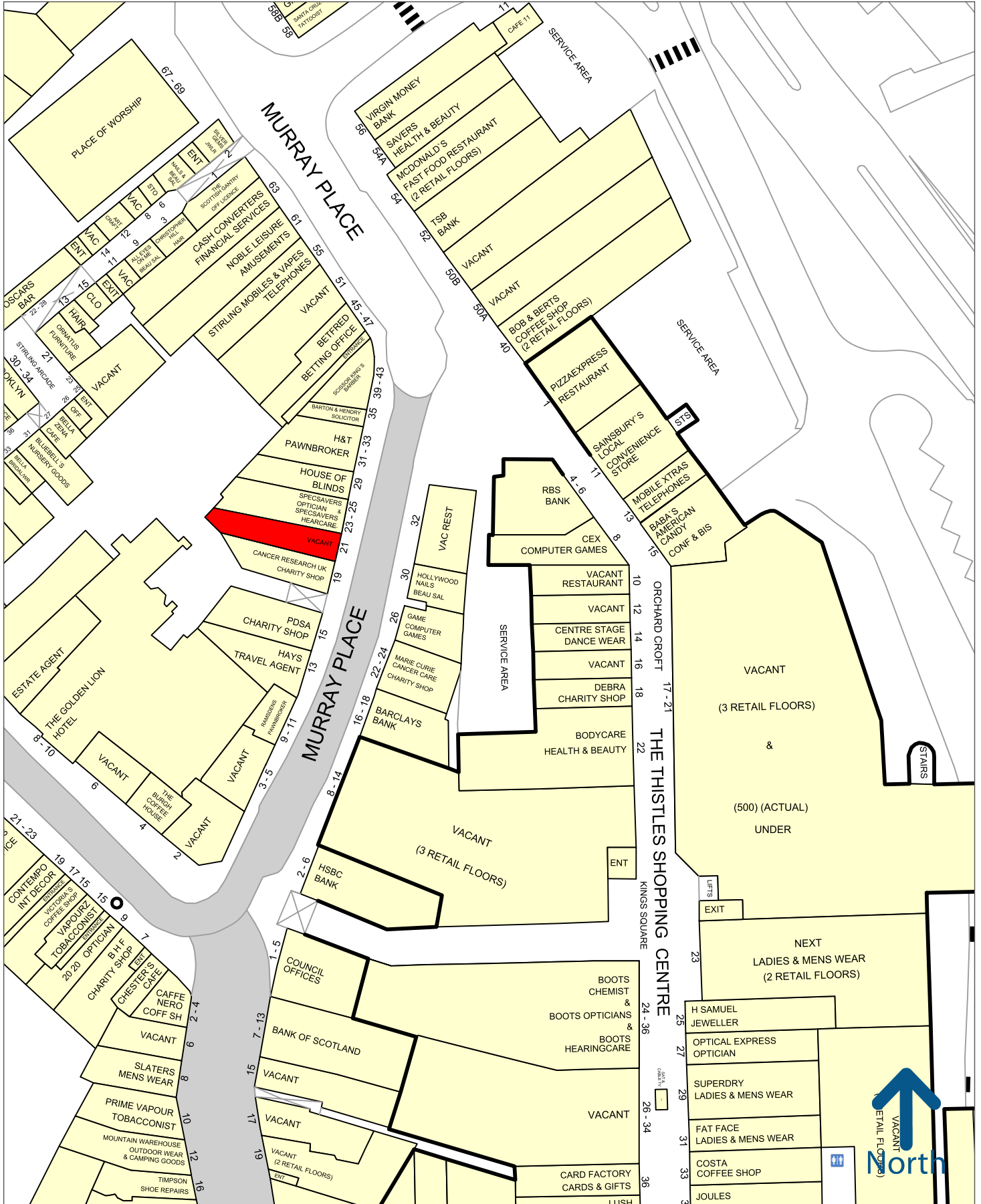
Drew Lambert
07803 136 214

awl@reithlambert.co.uk

Graham & Sibbald

Andrew Peel
01786 463 111

Andrew.peel@g-s.co.uk



50 metres

Experian Goad Plan Created: 22/11/2022
Created By: Reith Lambert



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