

TO LET**PROMINENT SHOP UNIT**

**73 PORT STREET
STIRLING
FK8 2ER**

Location

Stirling enjoys an estimated resident population of 46,000 and a wider council catchment of circa 91,000 persons.

The subjects occupy a prominent position on Port Street, with adjacent traders being a mix of multiple and local traders to include Pacitti Jones, Domino's and Halliday Homes.

Description

The property comprises a ground floor retail unit with the upper floors being given over to residential.

Accommodation

From our measured inspection we calculate the property extends to the following areas and dimensions:-

Gross Frontage:	12' 1"	(5.14 m)
Net Frontage:	9' 2"	(2.79m)
NIA:	532 ft ²	(64.10 m ²)

Lease Terms

The property is offered to the market on the basis of a full repairing and insuring lease for a period to be agreed.

Rent

Our clients are seeking a rent of £15,000 per annum exclusive.

Energy Performance Certificate

EPC Band 'C', a copy of the Certificate can be provided on request.

**Rateable Value**

We understand that the property is entered into the Valuation Roll as follows:-

Description	Shop
Rateable Value ('24/'25):	£13,300

Planning

We understand that the unit benefits from Class 1A planning consent. Interested parties should make their own enquiries.

Legal Costs

Each party is responsible for their own costs with the tenant responsible for LBBT, Registration and any VAT payable thereon.

VAT

All rents, prices, premiums etc are quoted exclusive of VAT.

Entry

Early entry can be facilitated.

Money Laundering Regulations

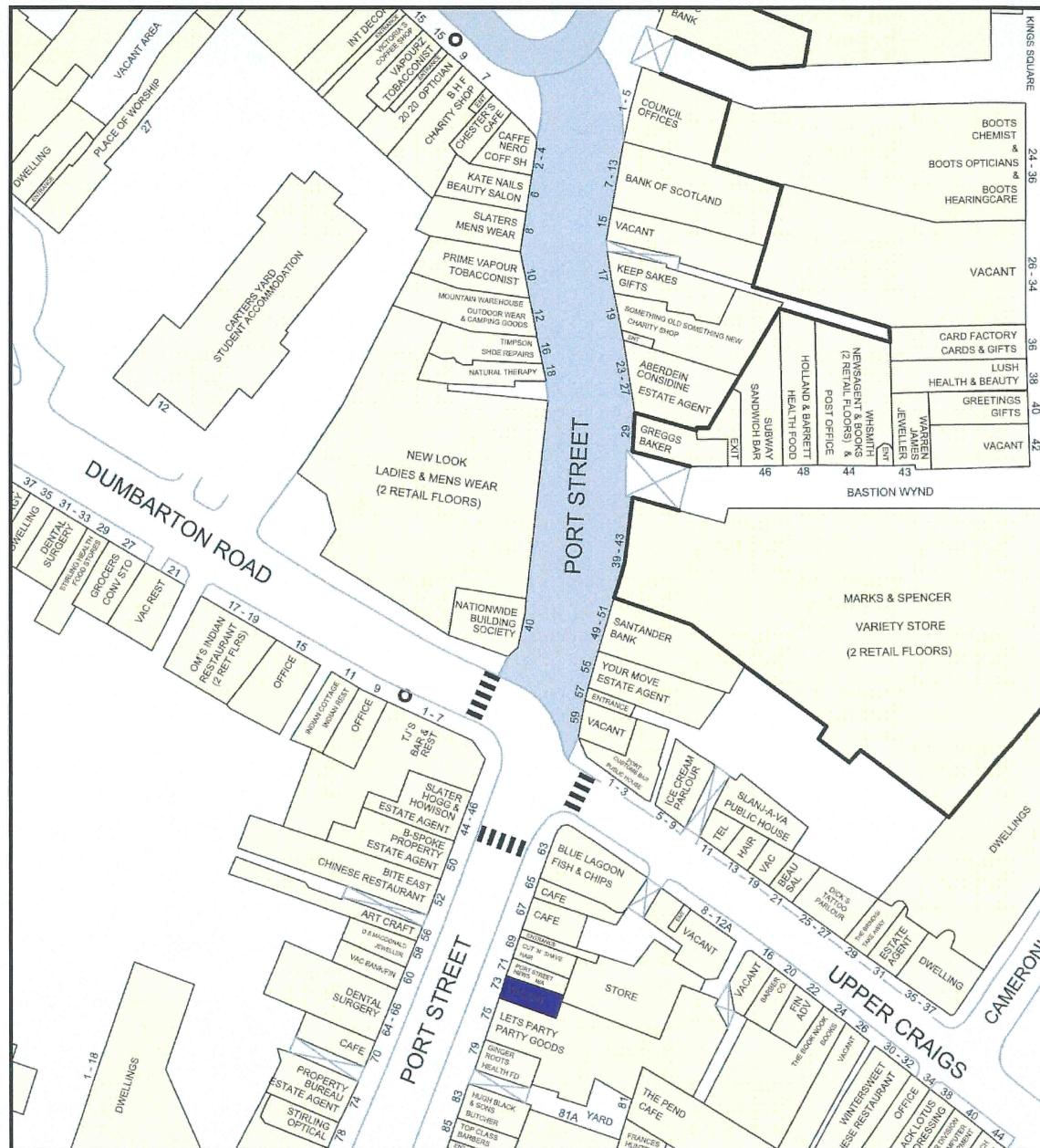
To comply with Money Laundering Regulations we are legally required to undertake due diligence on prospective purchasers/tenants which will at a minimum include proof of identity/address and funding. Applicable documentation will therefore be required on agreement of Heads of Terms.

Viewing & Further Information

Access can be arranged through the letting agents;

Tel: 0141 221 6161
 Contact: Gavin Anderson
 Email: gavin@wbf.co.uk

LOCATION PLAN



Details Updated 8th August 2024

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- i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of an offer or contract.
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