

**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 <sup>2</sup>	(64.10 m <sup>2</sup> )

**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 LBRT, 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.



