

TO LET

**38 BARNTON STREET
STIRLING
FK8 1NA**

Location

Stirling enjoys an estimated resident population of 40,000 persons and a regional catchment of 270,000 (20 minute drive time), being located approximately 26 miles north east of Glasgow and 36 miles northwest of Edinburgh.

The subjects are located on the eastern side of Barnton Street offering accommodation over ground and basement. Nearby traders are a mix of both national and local traders including William Hill, Lloyds Pharmacy and Indigo Sun.

Accommodation

From our measured inspection we would confirm the property offers the following areas and dimensions:-

Gross Frontage	:	4.36 m	(14' 4")
Net Frontage	:	3.76 m	(12' 4")
Ground Floor	:	25.92 m ²	(279 ft ²)
Basement	:	35.21 m ²	(379 ft ²)

NIA : 61.13m² (658 ft²)

Terms

Our clients are seeking to let the property on full repairing and insuring terms for a period to be agreed.



Rent

Rental offers in excess of £7,750 per annum are invited.

Rateable Value

We understand the unit is assessed for rates as follows:-

Rateable Value (24/25): £6,700

A qualifying occupier may benefit from 100% relief under the Small Business Bonus Scheme.

Energy Performance Certificate

The subjects have been assessed as Band 'E', a copy of the certificate is available upon request.

Details Published 26th March 2025

VAT

The subjects are not elected for VAT, and this is not charged on the rent.

Entry

On completion of legals.

Money Laundering Regulations

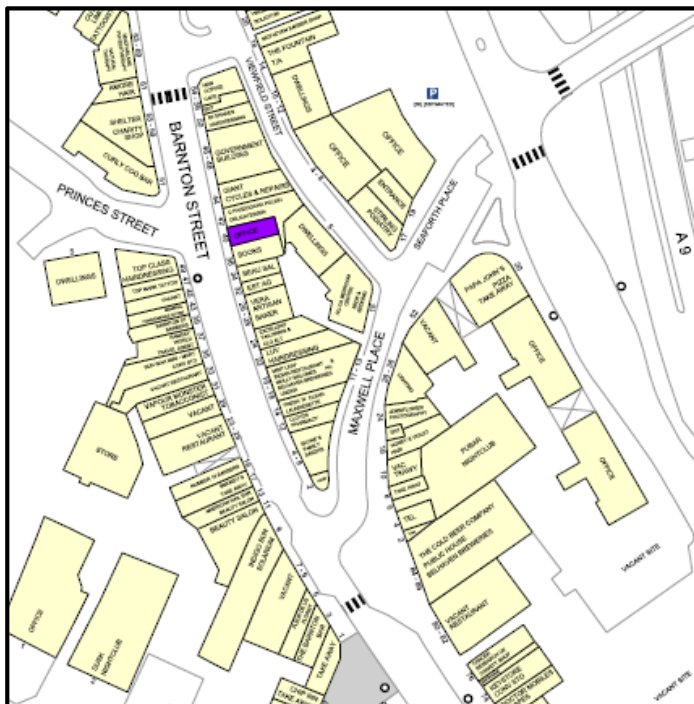
To comply with Money Laundering Regulations we are legally required to undertake due diligence on prospective purchasers/tenants which will at a minimum include proof of identity/address and funding. Applicable documentation will therefore be required on agreement of Heads of Terms.

Viewing & Further Information

For further information or to arrange a viewing please contact the sole agents:

Whitelaw Baikie Figes

Tel No. 0141 221 6161 Contact: Gavin Anderson Email: gavin@wbf.co.uk



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The information contained within these particulars has been checked, and unless otherwise stated, is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outwith our control.

Whitelaw Baikie Figes for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- 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
- ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them and are advised to do so
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