

FOR SALE**36 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 Shelter, Capsule Pharmacy, Baynes Bakery and Indigo Sun.

Accommodation

From our measured inspection we estimate That the property offers the following areas and dimensions:-

Gross Frontage :	6.35 m	(20' 10")
Net Frontage :	5.42 m	(17' 9")
Max Shop Depth	13.57 m	(44' 6")
Ground Floor	71.00 m ²	(764 ft ²)
Basement	50.30 m ²	(541 ft ²)
NIA	121.30m²	(1,306 ft²)

Terms

Our clients are seeking to sell the property.

Price

Offers in excess of £*** are invited.

Rateable Value

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

Rateable Value (24/25): £14,200

The ScotGov nondomestic rates calculator indicates rates payable of £7,071.60 or £3,889.38 for a qualifying user under SBBS.

**Energy Performance Certificate**

An EPC has been commissioned, further details upon request.

VAT

The subjects are not elected for VAT.

Entry

On completion of legals.

Money Laundering Regulations

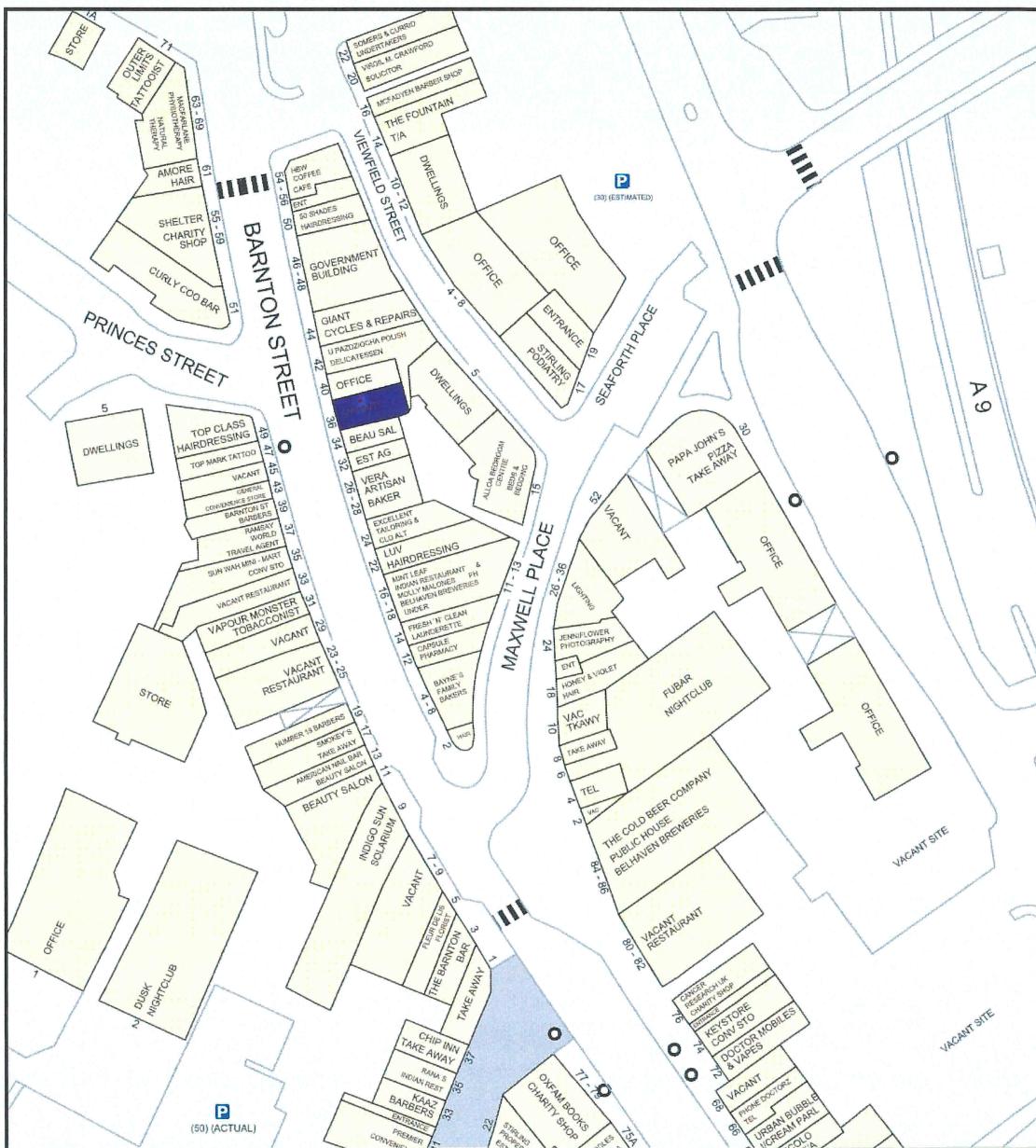
To comply with Money Laundering Regulations we are legally required to undertake due diligence on prospective purchasers/tenants which will at a minimum include proof of identity/address and funding. Applicable documentation will therefore be required on agreement of Heads of Terms.

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: David Rooney
Email: david@wbf.co.uk

Location Plan



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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:

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