

TO LET

PROMINENT SHOP UNIT

**HOT FOOD TAKEAWAY CONSENT
APPLIED FOR**

**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	('26/'27): £7,000

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

Planning

We understand that the unit benefits from Class 1A planning consent. Our client has applied for Hot Food Takeaway Consent, further details on request.

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.

