

24 Upper Craigs



Retail



STIRLING FK8 2DG

**TO LET /
MAY SELL**

- Newly Refurbished Retail Unit
- Within Stirling City Centre
- Situated in Good Secondary Trading Location
- Extending to Approximately 162.9sqm/1,752 sqft or thereby
- Excellent Footfall between City Centre and Burghmuir Retail Park

24 Upper Craigs STIRLING

Location

Stirling is widely regarded as one of the busiest and most popular business and tourist locations in Scotland. The city provides first class road and rail communications and benefits from a strategic location within the Central Belt of Scotland.

Stirling lies within close proximity to the M80 and M9 motorways and, together with main line Railway and Bus Stations, allows easy access to all other major business centres throughout the country

The subjects are situated in an excellent secondary trading location within Stirling City Centre and are less than a minutes walk from The Thistles Shopping Centre, Wellgreen NCP car park and Burghmuir Retail Park, where Waitrose, TK Maxx and Maplin Electronics are located.

The Ordnance Survey extract, which is for identification purposes only shows the location of the premises.

Description

The subjects comprise a Retail Unit on the ground floor of a single-storey building presumed to be of brick construction. The unit has recently been refurbished, internally and externally and is ready for immediate occupation.

According to our calculations, the approximate Net Internal Area is as follows:

Ground Floor: 162.9m²/1,752ft² or thereby (excluding Toilets)

Rateable Value

According to the Scottish Assessors Association, the subjects have been given a revised Rateable Value of £19,900. Interested parties should make their own enquiries with the Assessors Department in this regard.

Lease Terms

The Clients are offering a new Full Repairing and Insuring Lease with flexible terms. Rent on Application.

Incentives may be available subject to lease length and covenant strength.

Consideration may be given to selling the premises. Price on application.

VAT

All rents, premiums and prices quoted are exclusive of VAT (if applicable).

Entry

Immediate Entry is Available

ENERGY PERFORMANCE RATING



TO LET / MAY SELL Retail



VIEWING & FURTHER INFORMATION

Strictly by appointment through Messrs Graham + Sibbald

Andrew Peel - Tel: 01786 463 111

Email: Andrew.Peel@g-s.co.uk



CONTACT

Graham + Sibbald
22 Allan Park
Stirling,
FK8 2QG
Tel: 01786 463111

IMPORTANT NOTICE:

Please read carefully

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. A list of Partners can be obtained from any of our offices.

Published: 1 August 2018

Aberdeen
01224 625024
Ayr
01292 271030
Dundee
01382 200064
Edinburgh
0131 225 1559
Falkirk
01324 638377
Glasgow
0141 332 1194
Hamilton
01698 422500
Inverness
01463 236977
Kilmarnock
01563 528000
Kirkcaldy
01592 266211
Paisley
0141 889 3251
Perth
01738 445733
St Andrews
01334 476 210
Stirling
01786 463111
Weybridge
07831 353 572