

TO LET

**Old Town Jail, St John Street, Stirling,
FK8 1EA.**



1st Floor Offices
19.25 sq m to 120 sq m
(207 sq ft to 1296 sq ft)

Old Town Jail, Stirling

Location: The subjects are situated at the Top of the Town in the vicinity of Stirling Castle, adjacent to Stirling Youth Hostel and Cowan's Hospital/Holly Rude Church. The city centre and Thistles & Marches shopping centre are approximately 1/3rd mile away.

Description: The property was a former Victorian and then WW2 prison and converted into a basement and roof top tourist attraction with self-contained sympathetic modern spec offices in the early 1990's. The property is Category A Listed Building and original and authentic joinery and stone work remain at the property.

The site has a gated and courtyard entrance from St John Street. The tourist attraction Old Town Jail operates from the building and invite tourists to either take the guided tour within the basement and roof top attraction and/or visit the site grounds.

The tourist attraction has its own entrance and reception. The office area is accessed by the main front door into the reception area, which has internal security doors to the office landings. There is a central glass lift and 2 stair ways servicing the offices.

Some offices on the 2nd floor have recently been converted into "Escape Rooms" operated by the Tourist Attraction staff, providing private parties participating in the escape puzzles games.

Accommodation: The subjects of lease comprise six small first floor offices

The exclusive areas available for lease are as follows:

Office 1.08 (Cell 25)	21.55 sq m
Office 1.09 (Cell 27)	19.40 sq m
Office 1.10 (Cell 29)	19.25 sq m
Office 1.13 (Cell 31)	19.25 sq m
Office 1.14 (Cell 33)	19.40 sq m
Office 1.15 (Cell 35)	21.55 sq m

Total **120 sq m / 1296 sq ft**

Shared use with other tenants of the following areas will be included in the lease;

Ground floor

Kitchen – 11 sq m
with fitted cupboards, work tops, sink and appliances
Disabled WC
Mail Room – 10.60 sq m
Reception – 19.25 sq m
With fitted reception desk, doorbell system, fire and
intruder alarm panels and common parts lights switches.

First floor

Meeting Room 35.15 sq m
With speaker phones and TV monitors.
Server Room 13.2 sq m
Currently in use by existing tenants but has capacity for
additional computer/tech infrastructure.

2 single first floor muni-sex WC's
Ladies WC suite.

Outside

Shared use of the front Car park with a small number of 3rd
party users and shared use of the rear car park for overspill
purposes.

Service Charge

**A service charge is payable for the provision on a
number of shared services including:**

- All electricity consumed in the common parts and the offices.
- Gas for common parts.
- Cleaning and replenishing of the toilets, corridors and other common parts.
- Grounds and car park maintenance including winter gritting.
- Property maintenance and statutory testing.

The estimated Service Charge payable for whole of the subjects of lease for the year 2022/2023 is £10,672 pa, this will be reviewed annually based on the previous year's actual running costs.

Reception

As present the reception desk is not staffed. A building manual and instructions for visitors is displayed in the reception.

Lease Terms:

The subjects are available by way of a lease on flexible terms to be agreed. The subjects are available in whole or in part only. Tenants will take responsible for all internal non-structural repairs. The Council will be responsible for all other repairs and maintenance which are recovered via the Service Charge.

Rent:	The six offices are available to lease individually or in whole at a rate of £11 per sq. ft.
Rates:	The tenant will be responsible for all and any rates levied on the subjects of lease.
Vat:	The rent and Service Charge are both subject to VAT at the current rate.
Planning/Use:	The subjects are to be used as offices. Any alternative use would be subject to Council agreement and planning permission and would require a review of the terms of lease including rent and service charge.
Additional Info/ Viewings:	For additional information in relation to the lease, or to view the offices please contact Estates and Commercial Property e-mail: estates@stirling.gov.uk . Tel. 07385 966 616
Fees:	The ingoing tenant will be responsible for the Council's reasonable legal and surveying fees incurred in the preparation of the lease.
Pre-lease checks:	The Tenant may be required to pay a rental deposit and provide satisfactory financial and trade references prior to any offer of lease.

Important Notice

The foregoing particulars are set out as a general outline guide only, and do not constitute part of, an offer or contract.

All descriptions, dimensions, reference to condition and necessary statutory permissions 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 representatives of fact, but must satisfy themselves by inspection or otherwise, to their correctness.

No person in the employment of Stirling Council has any authority to make or give any representations or warranty whatever in relation to this property.

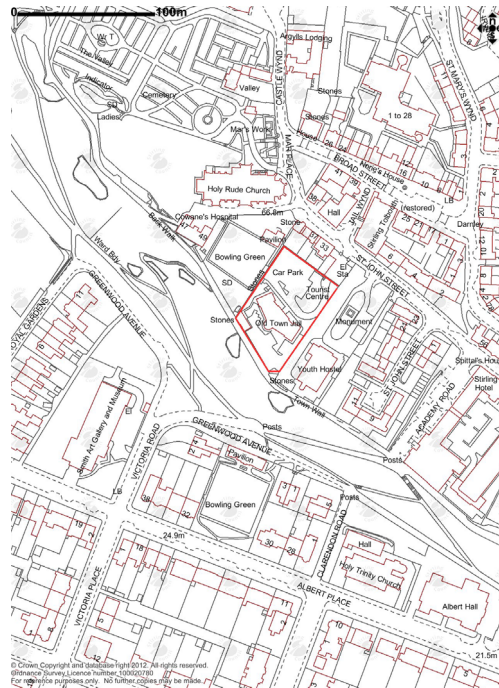
Stirling Council is not bound to accept the highest or indeed any offer.

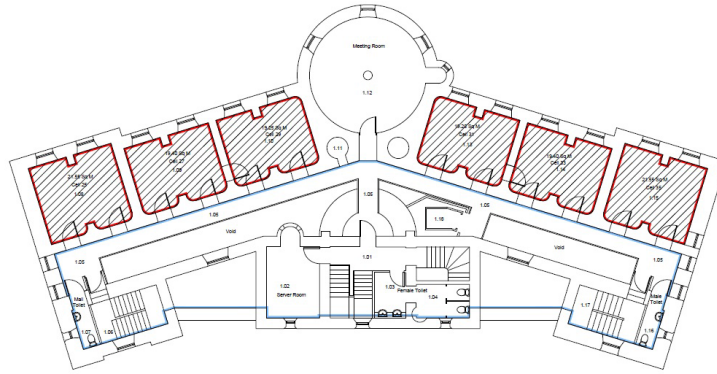
Location Plan

Site shown by blue triangle

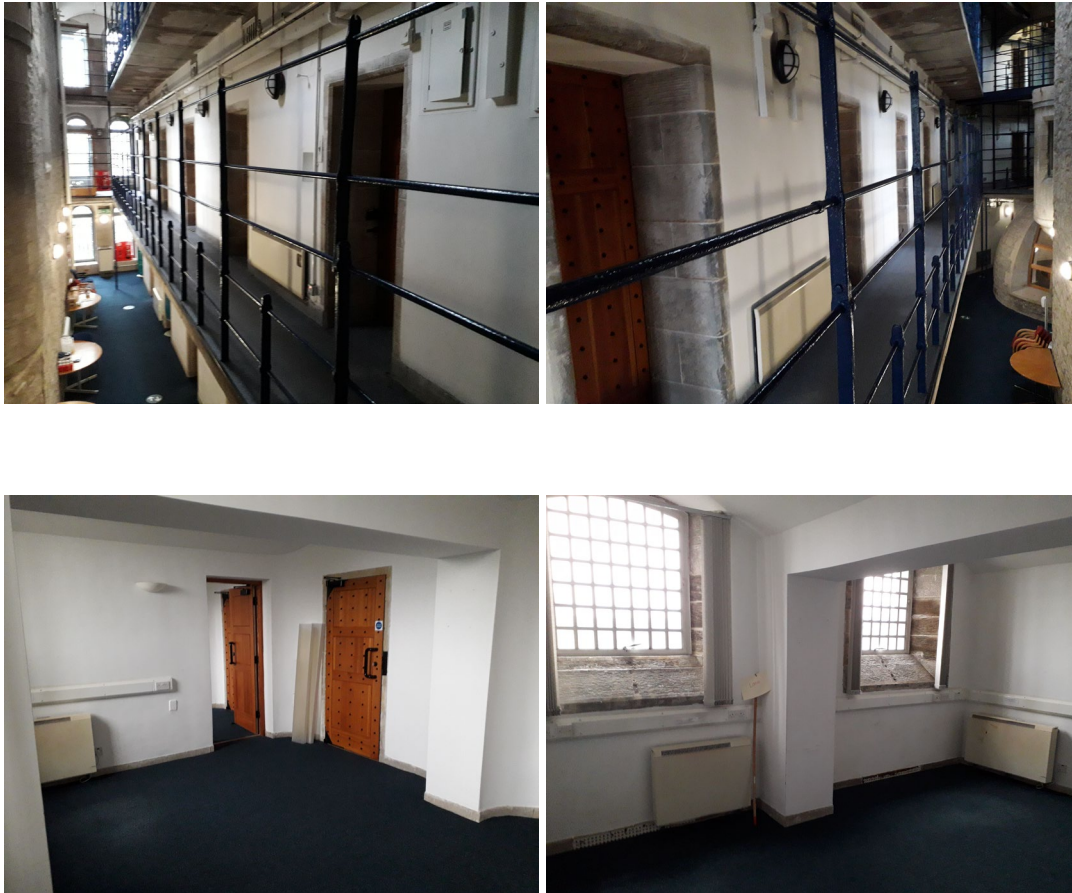


Site plan (site edged in red)



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Interior



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