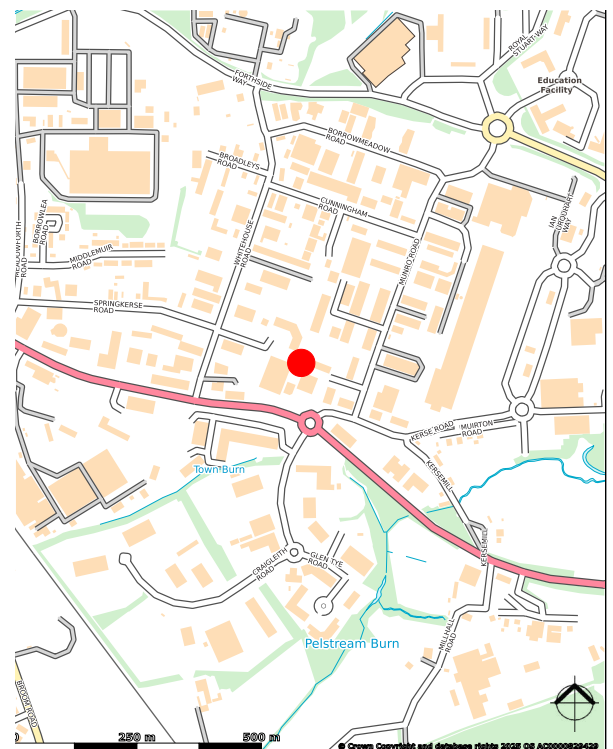




**Unit 2, 19 Kerse Road, Stirling,  
FK7 7SY**

- Modern Industrial/Trade Counter opportunity
- Situated on prominent location
- Within popular Sprinkerse Industrial Estate
- On site parking and yard



## LOCATION

Stirling is widely regarded as one of Scotland's busiest and most popular tourist and business destinations, benefitting from an excellent strategic location within the heart of the country's central belt.

The city is located approximately 36 miles northwest of Edinburgh and around 27 miles northeast of Glasgow and benefits from excellent transport links via the M9 and M80 motorways, together with main line railway and bus stations.

Springkerse Industrial Estate is situated around 1 mile from Stirling City Centre and the premises are situated in a prominent location on Kerse Road, with vehicle access via Munro Road. Nearby occupiers include: ATS, Booker Cash & Carry, Greggs, Screwfix and Enterprise Car & Van Rental.

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

## DESCRIPTION

The subjects comprise an end-terraced workshop/showroom unit of steel portal frame construction, with predominantly metal-sheet clad walls and a pitched roof, again clad with profile metal sheeting. There is a shared yard area to the rear of the unit and ample parking to the front and side. Internally the subjects provide extensive showroom/trade counter area, office space, warehouse and staff welfare facilities.

According to our calculations, we estimate the subjects extend to the following approximate gross internal areas:

Ground Floor:  
468.05 Sq.M. (5,038 Sq.Ft.)



## LEASE TERMS:

The subjects are held on a FRI lease expiring 8th October 2032, subject to a head-tenant break option on 8th Oct 2027. The current annual rent is £35,000pa. Subject to covenant strength, offers to agree a sub-letting or full assignation of the existing lease will be given consideration

## RATEABLE VALUE:

According to the Scottish Assessors Association website the subjects are entered into the Valuation Roll as follows:

Rateable Value £36,750

## EPC:

Available on request.

## VAT:

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

## ENTRY:

Early entry is available, subject to conclusion of former legal missives.

## To arrange a viewing please contact:



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Property Agent  
andrew.peel@g-s.co.uk  
01786 463111



**Conal Philliben**  
Property Agent  
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## IMPORTANT NOTICE

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.
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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.
6. Date of Publication: May 2025