



22-40 Port Street, Stirling, FK8 2LF

City Centre Location

- Retail / Leisure / Student Accommodation
- Last Unit Remaining
- Final Retail Unit: 2,271sq ft
- Rent: On Request
- Pricing On Request

LOCATION

The premises are located on the west side of the pedestrianised Port Street opposite Marks & Spencer and The Thistles Shopping Centre.

The Thistles is the established prime fashion pitch in town and contains occupiers such as Zara, Next, H&M, Primark, Greggs & Nationwide

Stirling is located in the heart of central Scotland approximately 36 miles north west of Edinburgh and 26 miles north east of Glasgow. The city benefits from a resident population of approximately 40,000 people along with a number of prominent tourist attractions and a highly regarded university.

PROPERTY

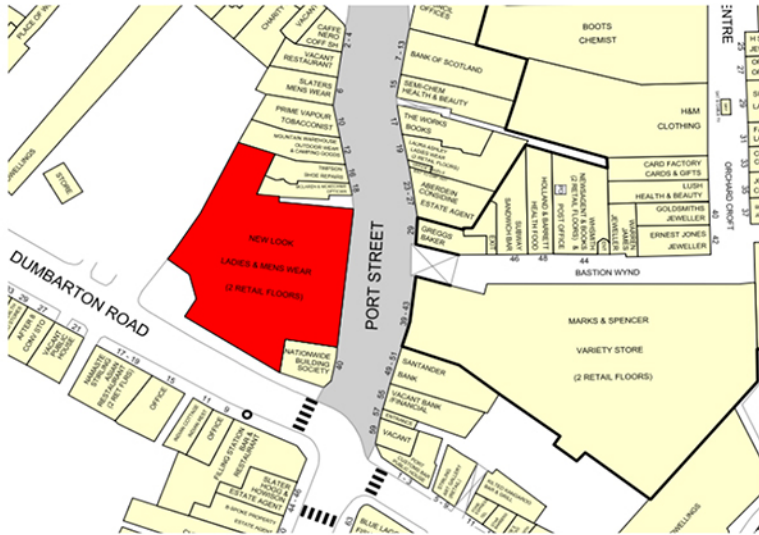
The property is arranged over 4 floors with the ground and first floors comprising well configured retail accommodation and the second and third floors currently used as offices and storage.

The property has good vertical circulation and an excellent frontage to Port Street. There is good servicing to the rear of the property off Dumbarton Road.

AVAILABILITY

Currently the ground floor offers space from 2,271sq ft up to 12,900sq ft suitable for retail, restaurant, showroom, leisure use.

The upper floors may be available separately, lending themselves perfectly to residential / student accommodation / hotel use with plans created showing potential for up to 107 rooms with a floor area extending to 44,982sq ft



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AREA

Ground Floor

Unit 1: 211sqm (2,271sq ft)

Upper Floors

1st Floor: 1,495sqm (16,092sq ft)

2nd Floor: 1,483sqm (15,968sq ft)

3rd Floor: 1,095sqm (11,791sq ft)

4th Floor: 411.5sqm (4,429sq ft)

Total: 4,484.5sqm (48,271sq ft)

Overall: 5,682.5sqm (61,166sq ft)

RENT

Our client will consider offers for various aspects of the property, please contact the marketing agents to discuss in more details

SALE

Our client would consider disposing of their freehold interest in the entirety of the building or splitting ground & upper floors.

V.A.T.

The property will attract V.A.T.

E.P.C.

Available on request

LEGAL

Each party shall bear their own legal costs incurred in the transaction



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TSA Property Consultants

162 Buchanan Street
Glasgow, G1 2LL

Jas - 07810 717229 (jas@tsapc.co.uk)

Will - 07581 396092 (will@tsapc.co.uk)

General - 0141 237 4324 (info@tsapc.co.uk)

Anti-Money Laundering

In order to comply with anti-money laundering legislation, the successful purchaser / tenant will be required to provide certain identification documents. The required documents will be confirmed to and requested at the relevant time

Property Misdescription Act 1991:

The information contained within these particulars has been checked and unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change out with our control. When we are advised of any change we will inform all enquiries at the earliest opportunity.