



TO LET

Unit 25 Kings Mall, Thistles Shopping Centre, Stirling FK8 2ED

- Prime retail unit
- On the instructions of ASI
- 1,055 sq ft
- Rent £40,000 pa

Location

Stirling is a major regional centre in the central belt of Scotland, with a catchment of 115,000 people living within 15 minutes. The town is situated approximately 40 miles from Edinburgh and 35 miles from Glasgow.

The Thistles Shopping Centre provides more than 500,000 sq ft of quality retail space with key anchor stores including **Marks & Spencer**, **Debenhams**, **Boots**, **H&M** and **Primark**.

The property is located in Kings Mall adjacent to **CEX**, close to the entrance to **Debenhams** and close to other nearby occupiers including **Pizza Express** and **Sainsburys**.

Accommodation

The unit is arranged over ground floor and extends to the following approximate net internal floor area and dimensions:

Internal Width	17 ft	(5.17 m)
Shop Depth	65 ft	(19.8 m)
Ground Floor	1,055 sq ft	(98.01 sq m)

Lease

The subjects are available on the basis of a new 15 year full repairing and insuring lease incorporating 5 yearly upward only rent reviews.

Rent

Offers of **£40,000 per annum** exclusive are invited.

Rating

We have been verbally advised by the Rates Authority that the rateable value of the subjects with effect from 1 April 2017 is **£47,500**. (Each new occupier has the right of appeal against this figure).

Based on a rate poundage of 49p this rateable value will result in an estimated rates liability in financial year 2019/20 of **£23,275**.

Energy Performance Certificate

EPC Rating = G

Date of Entry

By arrangement.

Legal Costs

Each party to be responsible for their own legal costs incurred during the transaction. For the avoidance of doubt the incoming tenant will be responsible for Land and Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.

Viewing

All viewings are strictly by prior arrangement with EYCO on 0131 226 2641 or our joint letting agents Savills.

TO LET



CHARTERED SURVEYORS

Unit 25 Kings Mall, Thistles Shopping Centre, Stirling FK8 2ED



Goad Digital Plans are for identification only and not to be scaled as a working drawing and are based upon the Ordnance Survey Map with the permission of The Controller of Her Majesty's Stationery Office © Crown Copyright 39954X. No part of this plan may be entered into an electronic retrieval system without prior consent of the publisher.

Get in touch



Alastair Rowe
arowe@eyco.co.uk
0131 558 5140



Ian Whelan
iwhelan@eyco.co.uk
0131 558 5121

AR/JH/STI155 - Date of preparation: 10 January 2020

EYCO LLP for themselves and for their client whose agent they are give notice that (1) These particulars are set out as a general outline only for the guidance of intended purchasers or tenants and do not constitute any or part of an offer or contract. (2) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchaser or tenant should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (3) No person in the employment of EYCO LLP has any authority to make or give representation or warranty whatever in relation to this property. (4) Unless otherwise stated all prices and rents are quoted exclusive of VAT. Prospective purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.