







TO LET

Unit 33A Marches Mall, Thistles Shopping Centre, Stirling FK8 2ED

-  Prime retail unit
-  On the instructions of Scoop Asset Management
-  Ground floor 2,141 sq ft
-  Rent £45,000 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 and Spencer, Boots, H&M** and **Primark**.

The property is located close to other occupiers including **Quiz, The Works, Waterstones** and **Primark**.

Accommodation

The property comprises a retail unit over ground floor only and extends to the following approximate net area:

Ground Floor	2,141 sq ft	(198.9 sq m)
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Lease

The unit is available by way of a new full repairing and insuring lease incorporating 5 yearly upward only rent reviews.

Rent

Offers of **£45,000 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 **£53,500**. (Each new occupier has the right of appeal against this figure).

Based on the intermediate rate poundage of 50.3p, this rateable value will result in an estimated rates liability in financial year 2021/22 of **£26,911**.

Service Charge

The estimate annual service charge for the current year is **£21,024**.

Energy Performance Certificate

Available on request.

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 ingoing 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 agents Savills.

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CHARTERED SURVEYORS

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