



TO LET

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

- Prime retail unit
- On the instructions of Scoop Asset Management
- Total sales area 3,355 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** and **Primark**.

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

Accommodation

The property comprises a retail unit over ground and first floor levels. The property extends to the following approximate net internal areas:

Ground Floor	1,905 sq ft	(198.9 sq m)
First Floor	1,450 sq ft	(134.7 sq m)
Total	3,355 sq ft	(311.7 sq m)

Lease

The subjects are available on the basis of a new full repairing and insuring lease subject to 5 yearly 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 **£57,500**. (Each new occupier has the right of appeal against this figure).

Based on the intermediate property rate of 50.3p, this rateable value will result in an estimated rates liability in financial year 2021/22 of **£28,922**.

Service Charge

The estimate annual service charge for the current year is **£35,079**.

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.

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CHARTERED SURVEYORS

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