



# Thistles

STIRLING

## To Let

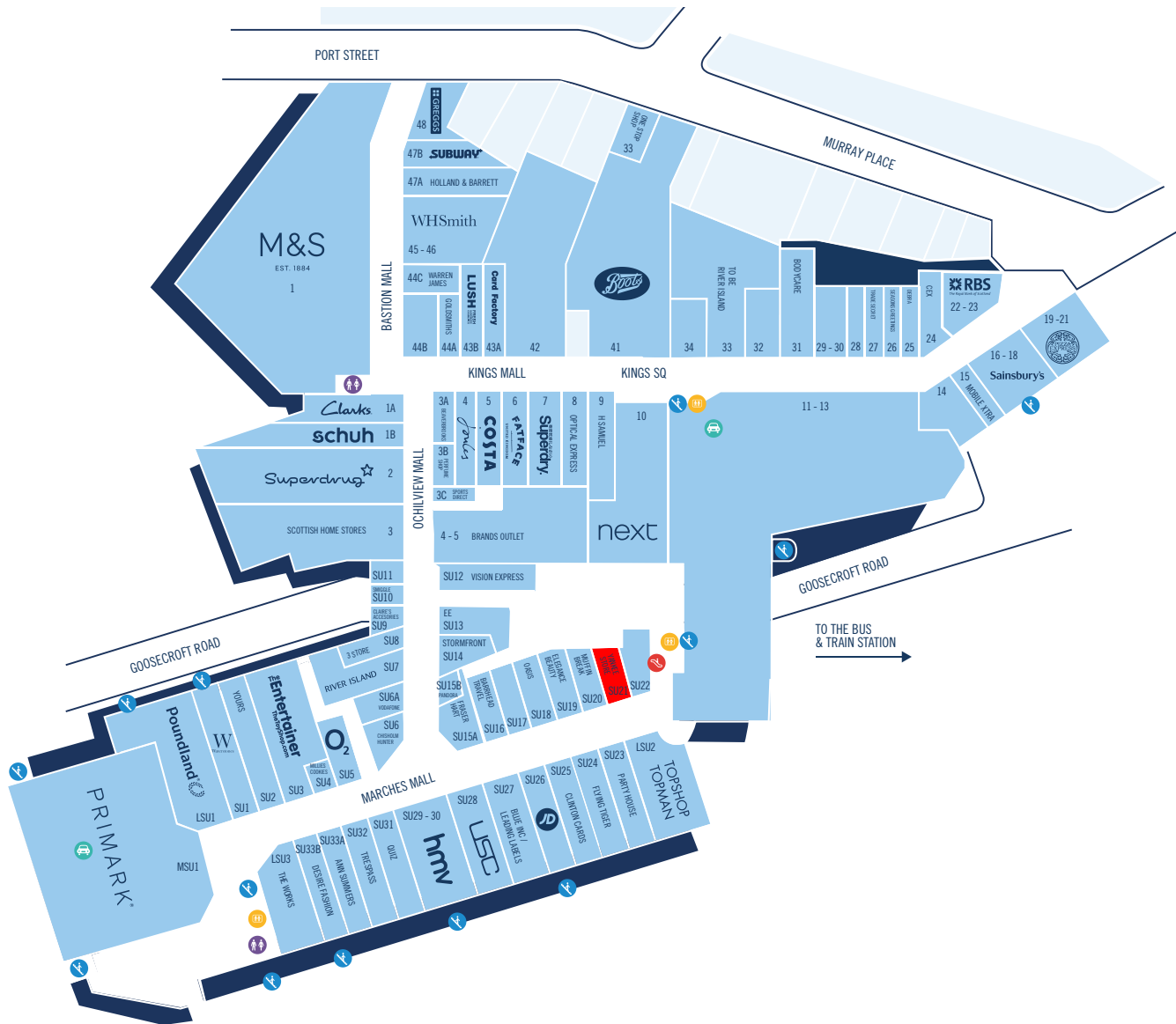
Prime Retail Unit

Unit 21 Marches Mall



PLAY VIDEO

THISTLES SHOPPING CENTRE  
STIRLING | FK8 2EA



## 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, Boots and Primark.

The property is located close to other occupiers including Elegance Beauty, JD, Clinton Cards, Flying Tiger and Fraser Hart.

## Accommodation

The premises are arranged over ground and first floor levels, comprising the following approximate net internal areas:

Ground	1,111 sq ft	103.22 sq m
First	461 sq ft	42.83 sq m
<b>Total</b>	<b>1,572 sq ft</b>	<b>146.05 sq m</b>

## Rent

Offers of £35,000 per annum exclusive are invited.

## Tenure

The property is available by way of a new 10 year Full Repairing and Insuring lease, subject to 5 yearly upward only rent reviews.

## Rates

Rateable Value	£36,250
UBR (2022/23)	£0.498
<b>Rates Payable</b>	<b>£18,053 pa</b>

(Interested parties are advised to make enquiries with the Local Authority.)

## Service Charge

The service charge for the current financial year is approx. £15,705 per annum.

## Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction.

## EPC Rating

Rating to be confirmed

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