



**To Let** Prime Retail Unit

Unit 33B Marches Mall

PLAY VIDEO

THISTLES SHOPPING CENTRE STIRLING | FK8 2EA



The Agents for themselves and for the vendors are lessors of this property whose agents they are, give notice that: (1) The particulars are produced in good faith, are set out as a general guide only and do not constitute part of a contract. Intending purchasers or tennats must satisfy themselves independently as to the accuracy of all matters on which they intend to rely. (2) No person in the employment of The Agents has any authority to make or give any representation warranty whatsoever in relation to this property. (3) The images. Roorplans, dimensions and floor areas in the brochure are indicative only. MMCV/DOC/STI207 - Date of publication: 16 April 2024

### 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 The Works, Trespass, The Entertainer, Waterstones and Primark.

#### Accommodation

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

Ground	1,905 sq ft	176.98 sq m
First	1,450 sq ft	134.71 sq m
Total	3,355 sq ft	311.69 sq m

#### Rent

On application.

### 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.

## Proposed 2023 Rates

Rateable Value	£33,000
UBR (2024/25)	£0.498
Rates Payable	£16,434 pa

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

### Service Charge

The service charge for the current financial year is approx. \$36,579 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