Thistles
STIRLING

To Let
Prime Retail Unit
—
Unit 9 Kings Mall
—

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 Next, Optical Express, Boots, Superdry and FatFace.

Accommodation

The premises are arranged over ground floor only, comprising the following approximate net internal area:

Ground	1,561 sq ft	145.1 sq m

Rent

Further details on request.

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	£69,000
UBR (2022/23)	£0.511
Rates Payable	£35,259 pa

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

Service Charge

The service charge for the current financial year is approx. £14,035 per annum.

Legal Costs

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

EPC Rating

Rated F - Full Energy Performance Certificate available on request.

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