



Thistles

STIRLING

To Let

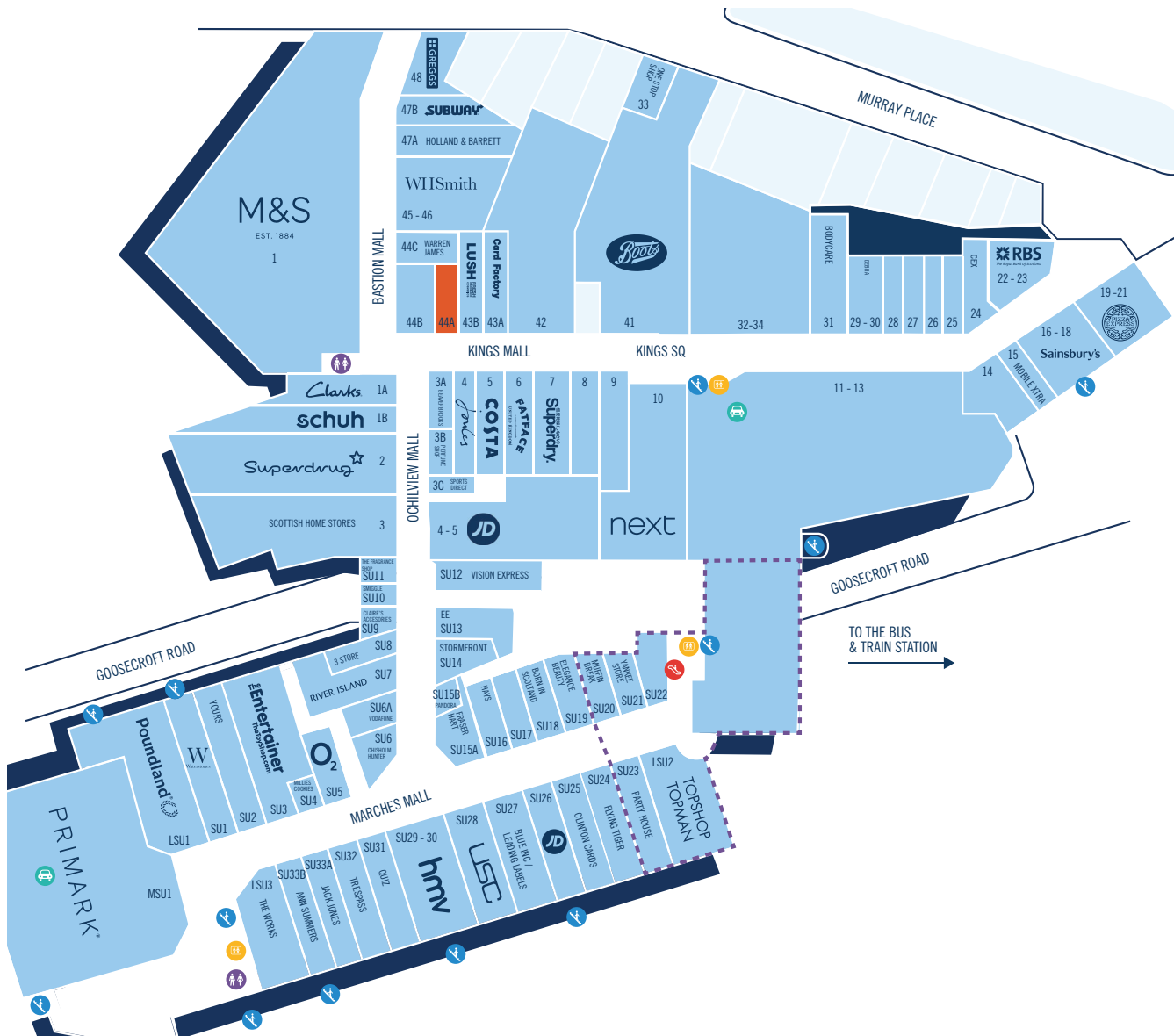
Prime Retail Unit

Unit 44A Kings Mall



PLAY VIDEO

THISTLES SHOPPING CENTRE
STIRLING | FK8 2EA



Isla Monteith
T: 0131 247 3746
E: isla.monteith@savills.com

Charlie Hall
T: 0131 247 3705
E: charlie.hall@savills.com



Alastair Rowe
T: 0131 558 5140
E: arowe@eyco.co.uk

Ruari Hobkirk
T: 0131 558 5123
E: rhobkirk@eyco.co.uk



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 M&S, Lush, Card Factory, Joules, Costa, Beaverbrooks, Clarks and Schuh.

Accommodation

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

Ground	873 sq ft	81.1 sq m
Basement	415 sq ft	38.6 sq m
Total	1,288 sq ft	119.7 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.

Proposed 2023 Rates

Rateable Value	£22,750
UBR (2023/24)	£0.498
Rates Payable	£11,330 pa

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

Service Charge

The service charge for the current financial year is approx. £13,894 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.