

# TO LET / MAY SELL

16 Friars Street  
Stirling FK8 1HA

- ▶ Substantial levels of footfall
- ▶ Rental offers of £15,500 pa invited
- ▶ Eligible for small business rates relief (subject to tenant circumstance)
- ▶ Ground – 808 sq ft



## LOCATION

Stirling is located in Scotland's Central Belt and benefits from direct road and rail connections to Scotland's major cities. Located approximately 30 miles from Glasgow and 25 miles from Edinburgh, Stirling has a population of over 37,000 people and has a wider catchment of over 90,000 people. Stirling is a popular tourist destination with attractions such as Wallace Monument and Stirling Castle.

The subject occupies a prime pitch on the eastern side of Friars Street which is fully pedestrianised. The street is bordered by Murray Place and King Street within Stirling's City Centre. Surrounding occupiers include **Valentino's**, **Stirling Property Shop**, **House of Henderson**, **Oxfam** and **Coral**.

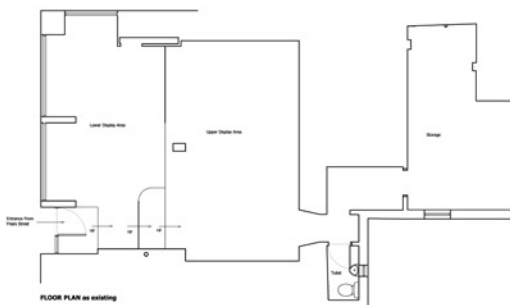
## ACCOMMODATION

The subject property comprises a double-glazed fronted retail unit arranged over the ground floor of a semi-detached tenement building. There is limited basement storage via hatch access. The subject also benefits from return frontage facing King Street.

The unit extends to the following approximate net internal floor areas:

<b>GROUND FLOOR</b>	<b>808 SQ FT</b>	<b>75.1 SQ M</b>
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## FLOORPLAN - GROUND



## PLANNING

The subject has traded under Class 1 consent. Effective from March 2023, the Order's use class 1 (shops) and class 2 (financial, professional and other services) will be replaced by a new use class 1A which combines former use classes 1 and 2. Interested parties are advised to speak directly to the Local Planning Authority.

## 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 **£15,500 per annum** exclusive are invited.

## PRICE

Offers are invited for our client's heritable (freehold) Interest in the property.

## RATING

We have been verbally advised by the Rates Authority that the rateable value of the subjects with effect from 1 April 2023 is **£15,400**. (Each new occupier has the right of appeal against this figure).

Based on the basic property rate of 49.8p, this rateable value will result in an estimated rates liability in financial year 2023/24 of **£7,669.20**.

## ENERGY PERFORMANCE CERTIFICATE

EPC Rating = B.

## DATE OF ENTRY

By arrangement.

## LEGAL COSTS

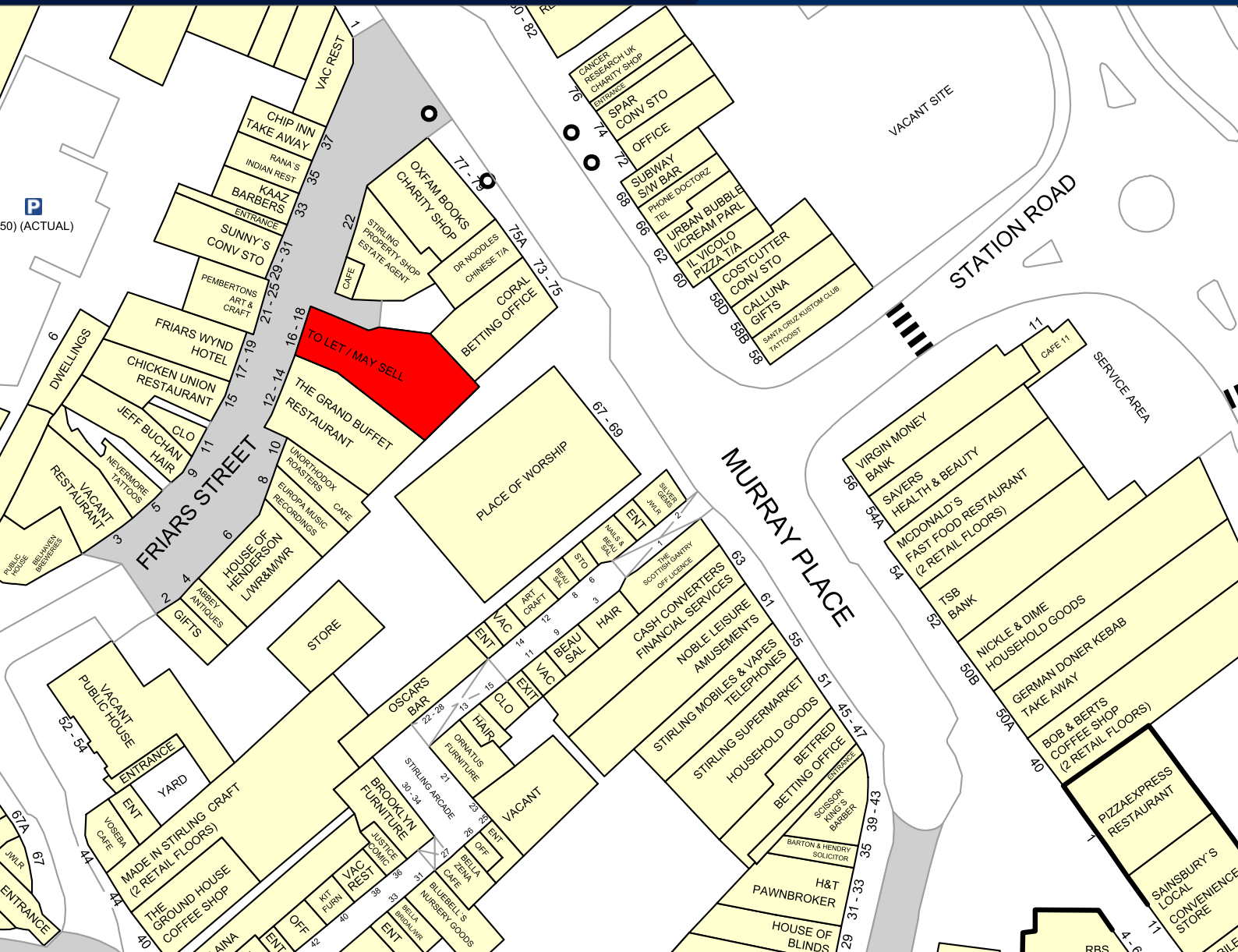
Each party to be responsible for their own legal costs incurred during the transaction. For the avoidance of doubt the incoming tenant will be responsible for Land and Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.

## VIEWING

Viewings are strictly by prior arrangement with EYCO on 0131 226 2641.

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## GET IN TOUCH



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