



TO LET

Unit 15 Kings Mall, The Thistles Shopping Centre
Stirling FK8 2ED

- Prime retail unit
- New lease
- 1,391 sq ft
- Rent £45,000 pa

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 and Spencer**, **Debenhams**, **Boots**, **H&M** and **Primark**.

The property is located in Kings Mall adjacent to **Sainsbury's**, close to the entrance to **Debenhams** and close to other nearby retailers including **CEX** and **Carphone Warehouse**.

Accommodation

The property comprises a retail unit over ground and basement levels. The property extends to the following approximate net areas and dimensions:

Internal Width	18 ft 0 ins	(5.49 m)
Built Depth	52 ft 0 ins	(15.85 m)
Ground Floor Sales	764 sq ft	(70.98 sq m)
Basement Storage	627 sq ft	(58.25 sq m)
Total	1,391 sq ft	(129.23 sq m)

Lease

The unit is available by way of a new full repairing and insuring lease incorporating 5 yearly upward only rent reviews.

Commencing Rental

£45,000 per annum.

Rating

We have been verbally advised by the Rates Authority that the rateable value of the subjects with effect from 1 April 2017 is **£37,750**. (Each new occupier has the right of appeal against this figure.)

Based on a rate poundage of 48p, this rateable value will result in an estimated rates liability in financial year 2018/19 of **£18,120**.

Service Charge

The estimate annual service charge for the current year (2017) is approximately £14,927.

Energy Performance Certificate

EPC Rating = E

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

All viewings are strictly by prior arrangement with Eric Young & Co on 0131 226 2641 or our joint letting agents Savills on 0131 247 3800.

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eric young & co

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