



eric young & co

Retail

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LEASE FOR SALE

Fully fitted restaurant benefiting from Class 3 Consent

26/28 King Street
Stirling FK8 1AY

On the instructions of Pizza Express

LOCATION

Stirling is a major regional centre in the Central Belt of Scotland with a catchment of 115,000 people living within a 15 minute drive time. The town is situated approximately 40 miles from Edinburgh and 35 miles from Glasgow.

The subjects are located on the pedestrianised King Street which runs from Corn Exchange Road down to Murray Place and the Thistles Centre, Stirling's prime retailing pitch. Adjacent retailers include **Bean Scene, Wilkies, The Imperial Chinese Restaurant, 20 Rocks Sports Bar, McAree Brothers Haberdashery, The Tajmahal Indian Restaurant, Narcissus Hair and Beauty, Ladbrokes**, together with the **Stirling Arcade**. There are also a number of bars and restaurants within the vicinity.

ACCOMMODATION

The subjects comprise a modern fully fitted out restaurant comprising two basements, ground, first and second floors, all contained within a four storey traditional stone tenement building, extending to the following approximate net areas and dimensions:

Basement 1	199 sq ft	(18.50 sq m)
Basement 2	639 sq ft	(59.41 sq m)
Ground Floor	1,969 sq ft	(182.93 sq m)
First Floor	1,102 sq ft	(94.00 sq m)
Second Floor	704 sq ft	(65.41 sq m)

(The premises have not been measured formally by us and we have relied upon information provided by the client as well as any shopfitting plans. Any respective purchasers are advised to verify these areas and dimensions themselves.)

TERMS

Attractive terms will be offered to the incoming occupier, subject to covenant.



The subjects are held on a full repairing and insuring lease expiring 9 February 2025. The current passing rent of £40,000 per annum exclusive is due for review in February 2015 and 5 yearly thereafter.

RATING

We have been verbally advised by the Rates Authority that the rateable value of the subjects with effect from 1 April 2010 is **£34,500**. (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 2015/16 of **£16,560**.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating = G

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 - 0131 226 2641.

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