



TO LET

Unit 25 Kings Mall, Thistles Shopping Centre, Stirling FK8 2ED

- Prime retail unit
- On the instructions of ASI
- 1,055 sq ft
- Rent £40,000 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 & Spencer, Debenhams, Boots, H&M and Primark.**

The property is located in Kings Mall adjacent to **CEX**, close to the entrance to **Debenhams** and close to other nearby occupiers including **Pizza Express** and **Sainsburys.**

Accommodation

The unit is arranged over ground floor and extends to the following approximate net internal floor area and dimensions:

Internal Width	17 ft	(5.17 m)
Shop Depth	65 ft	(19.8 m)
Ground Floor	1,055 sq ft	(98.01 sq m)

Lease

The subjects are available on the basis of a new 15 year full repairing and insuring lease incorporating 5 yearly upward only rent reviews.

Rent

Offers of **£40,000 per annum** exclusive are invited.

Rating

We have been verbally advised by the Rates Authority that the rateable value of the subjects with effect from 1 April 2017 is **£47,500.** (Each new occupier has the right of appeal against this figure).

Based on a rate poundage of 49p this rateable value will result in an estimated rates liability in financial year 2019/20 of **£23,275.**

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

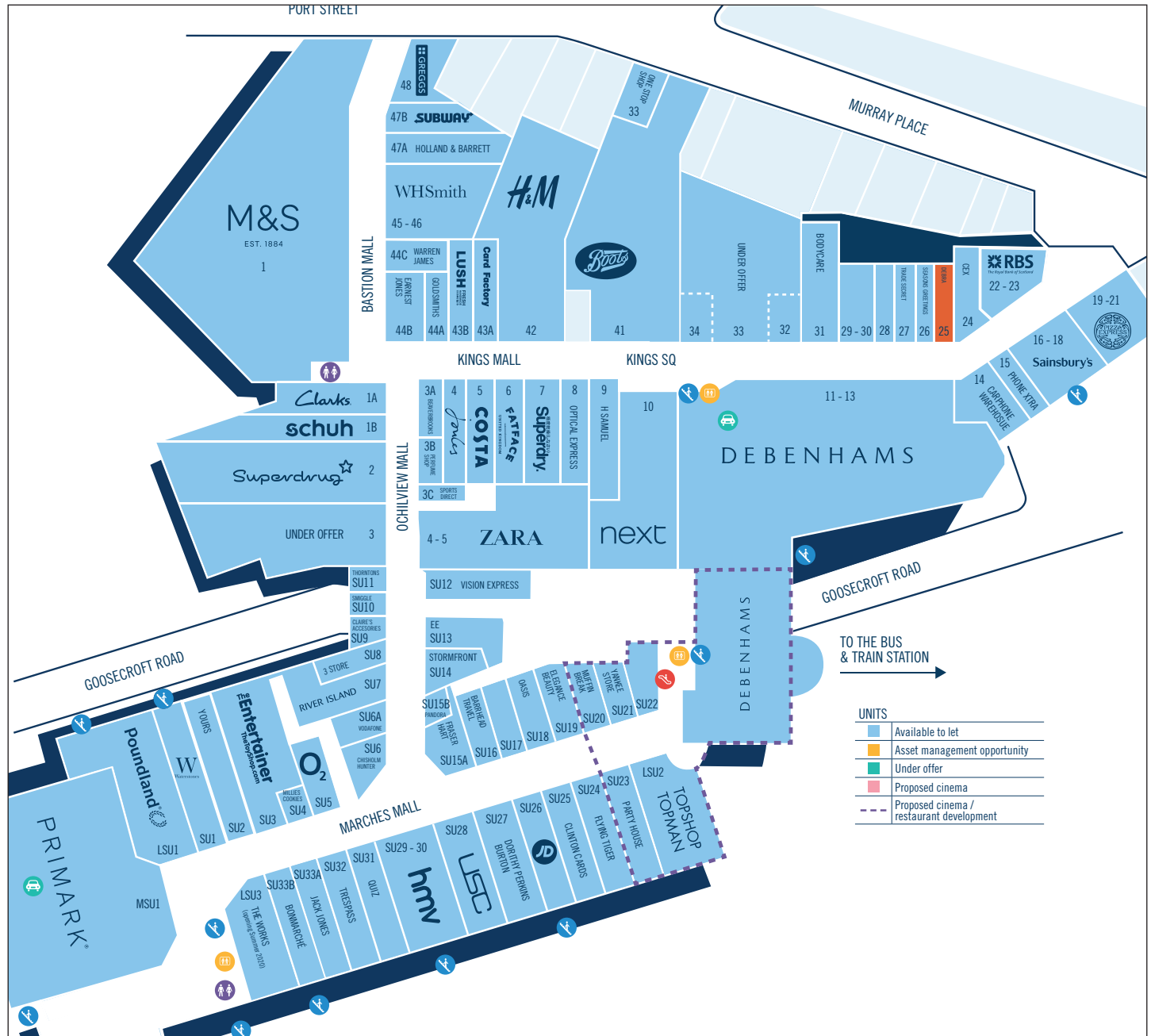
All viewings are strictly by prior arrangement with EYCO on 0131 226 2641 or our joint letting agents Savills.

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CHARTERED SURVEYORS

Unit 25 Kings Mall, Thistles Shopping Centre, Stirling FK8 2ED



UNITS

Light Blue	Available to let
Yellow	Asset management opportunity
Green	Under offer
Red	Proposed cinema
Dashed Purple	Proposed cinema / restaurant development

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