

SHOP UNIT TO LET

On the instruction of
Standard Life Investments

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Unit 26, Kings Mall,
The Thistles Shopping Centre
Stirling FK8 2ED

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, BHS, 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 retailers including **Sainsbury's** and **Carphone Warehouse**.

Description

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

| | | |
|---------------------|-------------|--------------|
| Internal width | 17 ft 0 ins | (5.18 m) |
| Built depth | 65 ft 0 ins | (19.81 m) |
| Ground Floor Sales | 1,034 sq ft | (96.06 sq m) |
| First Floor Storage | 534 sq ft | (50.44 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

£60,000 per annum.



Rating

We have been verbally advised by the Rates Authority that the rateable value of the subjects with effect from 1 April 2010 is **£79,000**. (Each new occupier has the right of appeal against this figure).

Based on a rate poundage of 48.4p, (plus large property supplement of 2.6p) this rateable value will result in an estimated rates liability in financial year 2016/17 of **£40,290**.

Service Charge

The estimate annual service charge for the current year is approximately £10,203.

Energy Performance Certificate

EPC Rating = G

Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.

Date of Entry

Available on completion of legal documentation.

Viewings

Strictly by prior arrangement with Eric Young & Co - 0131 226 2641 or our joint agents Cushman & Wakefield - 0131 226 8700.

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