

# Culverwell

PROPERTY CONSULTANTS

## TO LET

### RETAIL PREMISES

#### 14 PORT STREET STIRLING FK8 2LD

#### LOCATION

Stirling is a major regional centre located in the central belt of Scotland approximately 40 miles north west of Edinburgh and 35 miles north east of Glasgow. Stirling benefits from a resident population of over 40,000 population. The primary retail in the town is focused around Port Street and the Thistle Shopping Centre where anchor tenants include Marks & Spencer, Debenhams and Primark.

The premises are situated on the west side of the pedestrianised section of Port Street in the block bounded by Dumbarton Road to the south and King Street to the north. Nearby occupiers include **New Look**, **Monsoon / Accessorize**, **Semi-Chem**, **Laura Ashley**, **Greggs**, **M&S** and **Timpsons**.

#### DESCRIPTION

The premises comprise a double windowed retail unit arranged over the ground floor of a substantial stone built building under a pitched and slated roof.

#### ACCOMMODATION

The main dimensions and net internal areas are as follows:

Gross Frontage	25 ft 10 ins	7.87 m
Net Frontage	20 ft 5 ins	6.22 m

Ground Floor	2,411 sqft	223.95 sqm
--------------	------------	------------

#### RATING

We are verbally advised by the local Assessors department that the subjects are entered in the Valuation Roll as follows:

Rateable Value                      £58,500

Commercial Rate Pounding        £0.433  
(exclusive of water and sewerage rates)

#### PLANNING

The premises benefit from Class 1 (Retail) planning consent however may also be suitable for alternative uses subject to obtaining the necessary consents.



#### RENT

Offers in excess of £45,000 per annum exclusive are invited.

#### LEASE TERMS

The premises are available on the basis of a new 10 year full repairing and insuring lease subject to 5 yearly upward only rent reviews.

#### LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction with the ingoing tenant being responsible for stamp duty land tax, registration dues and VAT incurred thereon.

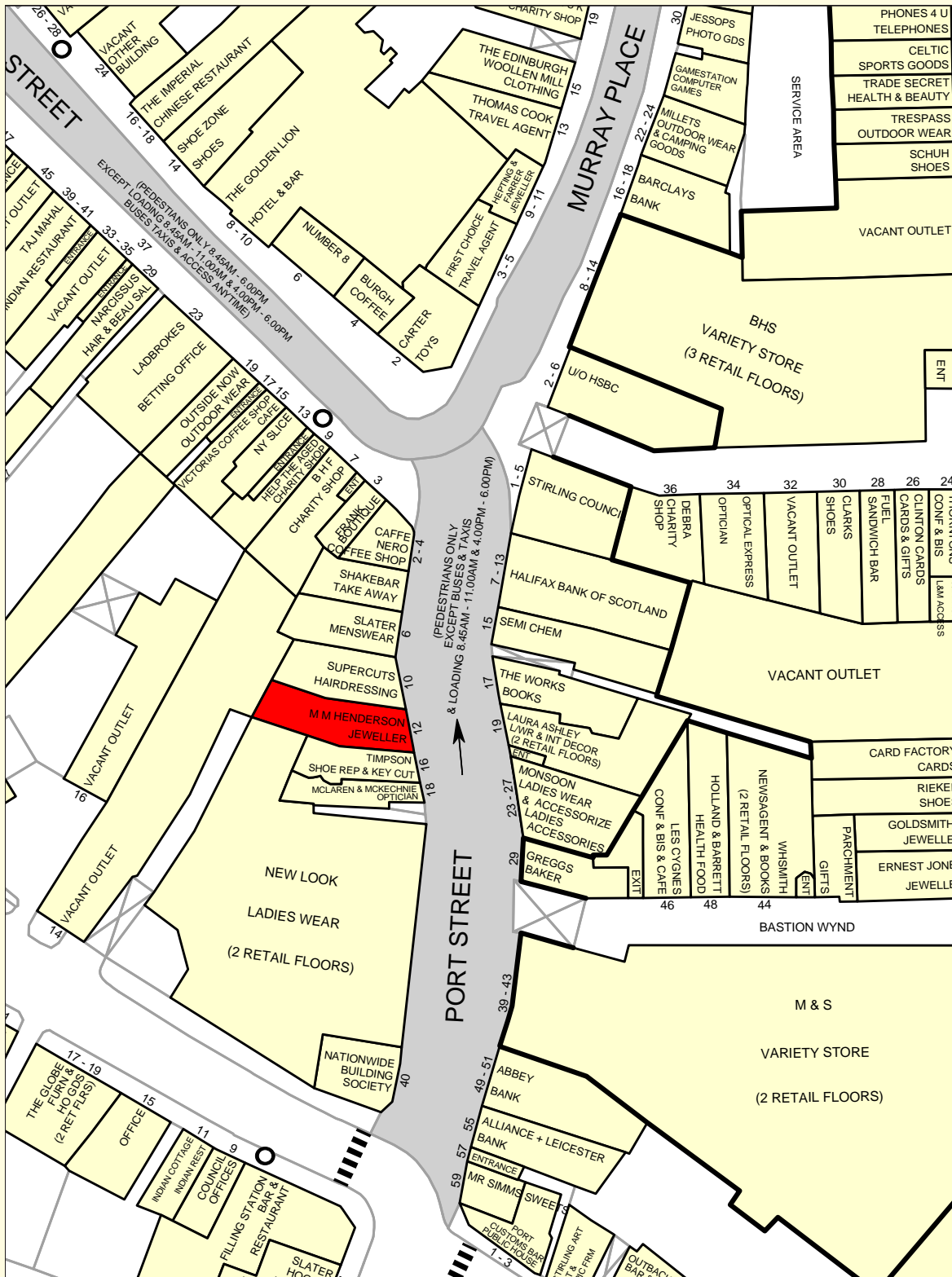
#### ENTRY

By agreement.

#### VIEWING AND FURTHER INFORMATION

Strictly by appointment through the sole letting agents:

Contact: Callum Mortimer  
Tel: 0131 226 6611  
Email: [callum@culverwell.co.uk](mailto:callum@culverwell.co.uk)



Goat Digital Plans are for identification only and not to be scaled as a working drawing and are based upon the Ordnance Survey Map with the permission of The Controller of Her Majesty's Stationery Office © Crown Copyright 39954X. No part of this plan may be entered into an electronic retrieval system without prior consent of the publisher.

December 2011

Culverwell for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
- (ii) all descriptions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them and are advised to do so; (iii) no person in the employment of Culverwell has any authority to give representation or warranty whatever in relation to this property; (iv) all prices, rents and premiums quoted are exclusive of VAT at current rate.