

# Culverwell

PROPERTY CONSULTANTS

## STRICTLY PRIVATE & CONFIDENTIAL - STAFF UNAWARE LEASE FOR SALE

### RETAIL PREMISES

UNIT 2, 61-63 MURRAY PLACE, STIRLING FK15 1AP

#### 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 people. The primary retail destination in the town is focused around both the Thistle Shopping Centre and the pedestrianised section of Murray Place / Port Street, hosting a mix of national and strong independent traders.

The premises are located on the west side of Murray Place in a strong trading location. Nearby occupiers include **Specsavers**, **Betfred**, **McDonalds**, **Argos**, **Thomson Travel** and **Brighthouse**.

#### DESCRIPTION

The premises comprise a double windowed retail unit arranged over the ground floor of a two storey stone built building under a flat roof.

#### ACCOMMODATION

The main dimensions and net internal areas are as follows:

Gross Frontage	23 ft 0 ins	6.99 m
Net Frontage	22 ft 2 ins	6.70 m
Ground Floor	2,186 sqft	203.15 sqm

#### RATING

We have been verbally advised by the local Assessor's Department that the subjects are entered in the Valuation Roll as follows:

Rateable Value	£57,000
Commercial Rate Pounding (exclusive of water and sewerage rates)	£0.433

#### PLANNING

The premises benefit from a sui generis planning consent therefore will be suitable for alternative uses, such as Class 2 and Class 3, subject to obtaining all the necessary consents. In addition the premises benefit from two adult gaming licenses. Further details available on request.



#### RENT

£57,500 per annum exclusive, payable quarterly in advance.

#### LEASE TERMS

The premises are held on a full repairing and insuring lease expiring 30 July 2020. Rent reviews are 5 yearly upward only with the next review due 30 July 2015.

#### TERMS

Offers are invited for our client's leasehold interest.

#### LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with this transaction. The incoming tenant will be responsible for any Stamp Duty Land Tax and any 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)

