

**TO LET**

Restaurant Opportunity - All Alternatives Considered



**Unit 2B, The Barracks**

Forthside Way, Stirling, FK8 1QZ

Find out more at [www.g-s.co.uk](http://www.g-s.co.uk)

- **Prominent location**
- **Extends to 412.08 Sq. M. (4,434 Sq.Ft.)**
- **On the fringe of Stirling City Centre**
- **Client would consider alternative uses including retail, gym etc.**

## **LOCATION**

Stirling is widely regarded as one of Scotland's busiest and most popular business and tourist locations, benefitting from a central location within the heart of the country. The city's location allows easy access by road and rail to all major business centres throughout the country, with Edinburgh and Glasgow both situated within around 40 minutes' drive. Stirling has a resident population of over 49,000 and a wider catchment of around 94,000 in the Stirling Council area. 55% of Scotland's population live within a 1 hour drive from Stirling, increasing to 80% within 2 hours.

Stirling is a historic City with renowned tourist attractions including the National Wallace Monument and Stirling Castle. The University of Stirling is highly regarded and is home to both the Scottish National Swimming Academy and Scottish Institute of Sport.

The subjects are located directly north of Stirling City Centre and are within a short walk of all shopping and leisure amenities, as well as the mainline Railway and Bus Stations.

The restaurant forms part of the Forthside Leisure Complex, that includes Vue Cinema, Nando's and Toast Coffee Shop/Café. Premier Inn is located opposite the subjects and the Forthside Barracks, with 4 office buildings and Conference Centre is immediately adjacent.

Located a short walk from the subjects is a new £16m project to transform former Ministry of Defence (MoD) land into one of Scotland's largest film production sites.

## **DESCRIPTION**

The subjects comprise a self-contained restaurant unit. Internally the subjects comprise open plan service / sales for approximately 120 seated covers, with kitchen and stores to the rear. The subjects benefit from having washroom facilities and remain partially fitted with the previous tenant's fixtures and fittings.

## **RATEABLE VALUE**

The proposed rateable value for 2026 is £123,000.

## **TERMS**

The terms of the lease are open to negotiation. The lease will have a regular Rent Review provision and rent deposit as security.

Any new tenant must be demonstrably capable of fulfilling their obligations under the lease agreement and references will be requested without exception.

## **SERVICE CHARGE**

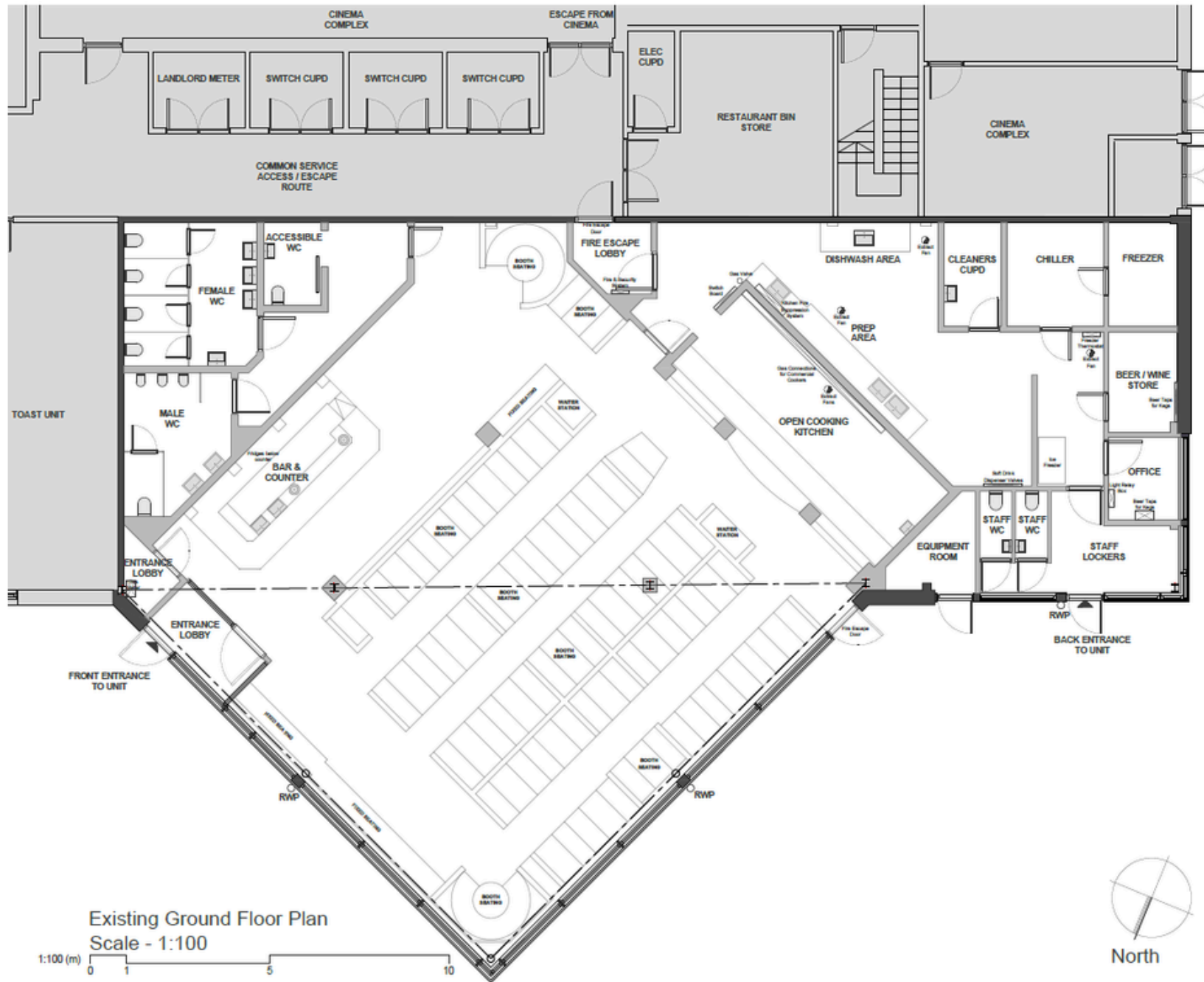
There is a service charge to cover the common building maintenance and management of the estate. Full details are available on request.

## **VAT**

The premises are opted for VAT and therefore VAT is payable at the prevailing rate.

## **EPC**

An EPC has been undertaken and is available on request.



Rev Amendments      Date

# BHA

BOBBY HALLIDAY ARCHITECTS

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**Project:** 25.11  
Unit 2b The Vue, Stirling

Stirling  
FK8 1QZ

**Client:**

**Drawing No:**  
25.11 PL 001

**Status:**  
Planning

**Drawing Title:**  
Existing Ground Floor Plan

Drawn by: ES  
Scale: as noted @ A3  
Paper Size: A3

**ONLY SCALE FOR PLANNING PURPOSES.**  
**DO NOT SCALE FOR CONSTRUCTION PURPOSES.**

Contractor and all suppliers to verify all dimensions on site prior to commencing work of creating materials.

Any discrepancies to be reported to Bobby Halliday Architects.

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Existing Ground Floor Plan  
Scale - 1:100







## VIEWING ARRANGEMENTS

Strictly by appointment only to be made through Graham + Sibbald.

**To arrange a viewing please contact:**



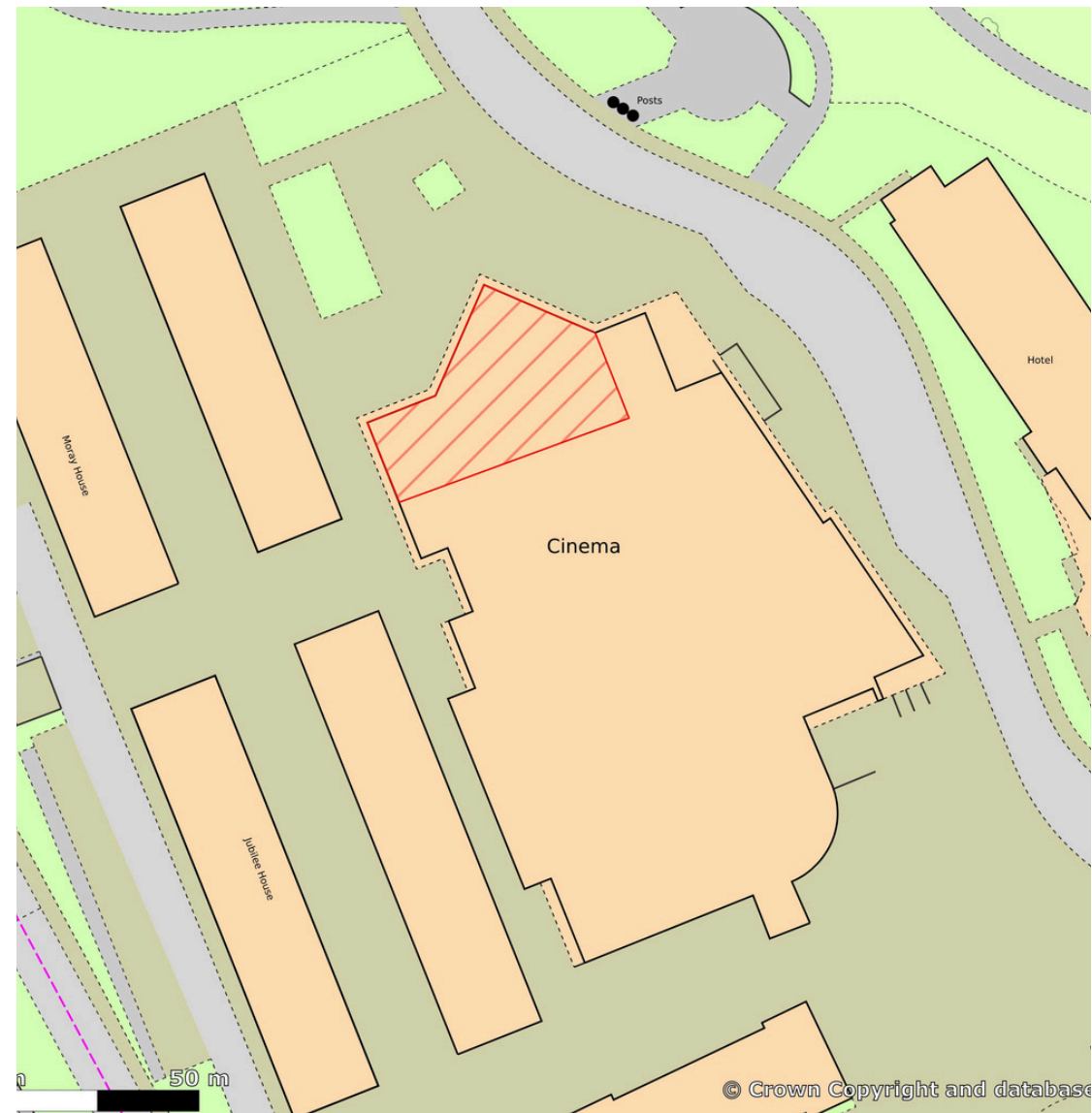
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