



66/68 Upper Craigs, Stirling, FK8 2DS

- Attractive Retail unit with return frontage
- Prominent City Centre location
- Within short walk of Railway and Bus Stations
- Opposite PureGym and adjacent to multi-storey car parks





LOCATION:

Stirling is widely regarded as one of Scotland's most popular and busiest tourist and business locations, offering a superb range of facilities and amenities.

The city benefits from excellent road and rail communications giving easy access to all major business centres throughout Scotland and has a resident population in excess of 40,000 persons.

The subjects are situated in a prominent secondary location with return frontages onto Upper Craigs and Wellgreen Road, a short distance from the Thistles Shopping Centre and Stirling's mainline Rail and Bus Stations.

Upper Craigs forms one of the main pedestrian routes from Stirling City Centre to the Burghmuir Retail Park, where Waitrose and TK Maxx are located. Puregym is diagonally opposite the subjects.

The Ordnance Survey extract, which is for identification purposes only, show the location of the subjects.

DESCRIPTION:

The property comprises a Retail Unit on the ground floor of a 3-storey and mansard attic tenement type building of traditional Scottish stone construction.

The premises benefit from Class 1A Consent and are attractively fitted and finished for their previous purpose as an office occupied by Skills Development Scotland Ltd.

According to our calculations from measurements taken on site, we estimate the subjects extend to the following approximate net internal areas:

Ground floor 82.32 sq.m (886 sq.ft.)

TERMS:

A new full repairing and insuring lease, with flexible terms is being offered at an initial rental of £15,000 per annum.

RATING:

According to the Scottish Assessor's Association website, the subjects are entered into the current Valuation Roll as follows:

Rateable Value - £17,700 — Rates payable circa. £8,814.

VAT:

All prices, rents and premiums etc are quoted exclusive of VAT (if applicable).

EPC:

The EPC is available on request.

To arrange a viewing please contact:



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