

FOR SALE

Prime Retail Investment

75 Port Street

Stirling FK8 2ER

Prominent retail premises located in the heart of Stirling City Centre

Let in January 2026

Offers over £125,000

Current Annual Rent - £13,500pa

VAT free investment



In the Heart of Stirling's Retail Hub

Stirling is one of Scotland's most vibrant and accessible cities, strategically positioned **at the heart of the Central Belt.**

It benefits from direct motorway links via the M9 and M80 and excellent public transport connections, with both rail and bus stations nearby.

Port Street is a key retail and leisure destination forming part of the city's main commercial thoroughfare. The property occupies a prominent position within the street, only a short walk from Thistles Shopping Centre and surrounded by a mix of national and independent retailers that draw consistent footfall throughout the week.



A Versatile Ground-Floor Retail Unit

The subjects comprise an **attractive ground-floor retail unit** within a three-storey mid-terraced stone building.

There is a rear access door that leads to a shared courtyard, offering useful service access. Internally, the accommodation provides bright, open-plan sales space with ancillary storage and staff facilities to the rear. The unit has recently been refurbished to an excellent standard by the Tenant.

ACCOMMODATION

According to our calculations, we estimate the subjects extend to the following approximate net internal areas:

NET INTERNAL AREA:

Area (sq.m)	Area (sq.ft)
111.5 Sq. M	1,200 Sq. Ft.



RATEABLE VALUE

According to the Scottish Assessors Website the property has a rateable value of £14,600.

TENANCY DETAILS

Tenant	Stainton Flooring LTD (SC794784).
Expiry Date	22nd January 2031.
Passing Rent	£13,500 per annum.
Rental Payments	Monthly in advance.
Break Option	Tenant-only break on 23 January 2029, requiring at least 6 months' formal notice.
Repairing Liability	Full Repairing and Insuring, Tenant external repairs capped via a back letter.

TENURE

Outright Heritable Interest (Freehold).

PRICE

Offers over £125,000 are invited.

EPC

Available on request.

COSTS + VAT

The purchaser will be liable for any LBTT and registration dues. VAT is not applicable on the purchase price. Each party to bear their own legal costs incurred in connection with this transaction.

VIEWINGS & FURTHER INFORMATION

Strictly via the sole selling agents G+S:



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G+S (STIRLING)

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Stirling, FK7 9NS

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