



# TO LET

Unit 26 Kings Mall, Thistles Shopping Centre, Stirling FK8 2ED

- Prime retail unit
- 1,568 sq ft
- Rent £40,000 pa
- On the instructions of ASI

## Location

Stirling is a major regional centre in the Central Belt of Scotland, with a catchment of 115,000 people living within 15 minutes. The town is situated approximately 40 miles from Edinburgh and 35 miles from Glasgow.

The Thistle Shopping Centre provides more than 500,000 sq ft of quality retail space, with key anchor stores including **Marks and Spencer**, **Debenhams**, **Boots** and **Primark**. Other major names include **Next**, **Zara** and **River Island**.

The subject premises are located in Kings Mall, with nearby retailers including **Debenhams**, **Sainsbury's** and **Carphone Warehouse**.

## Accommodation

The property comprises a retail unit over ground and basement levels and provides the following approximate net internal areas and dimensions.

Internal Width	17 ft 0 ins	(5.18 m)
Shop Depth	65 ft 0 ins	(19.81 m)
Ground Floor	1,034 sq ft	(96.06 sq m)
Basement	534 sq ft	(50.44 sq m)
<b>Total</b>	<b>1,568 sq ft</b>	<b>(146.5 sq m)</b>

## Lease

The subjects are available on a new full repairing and insuring lease, incorporating 5 yearly upward only rent reviews.

## Rent

Offers of **£40,000 per annum** exclusive are invited.

## Rating

We have been verbally advised by the Rates Authority that the rateable value of the subjects with effect from 1 April 2017 is **£56,500**. (Each new occupier has the right of appeal against this figure).

Based on a rate poundage of 49p (plus large property supplement of 2.6p) this rateable value will result in an estimated rates liability in financial year 2019/20 of **£29,154**.

## Service Charge

The estimated annual service charge for the current year is £14,162.

## Energy Performance Certificate

EPC Rating = G

## Date of Entry

By arrangement.

## Legal Costs

Each party to be responsible for their own legal costs incurred during the transaction. For the avoidance of doubt the ingoing tenant will be responsible for Land and Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.

## Viewing

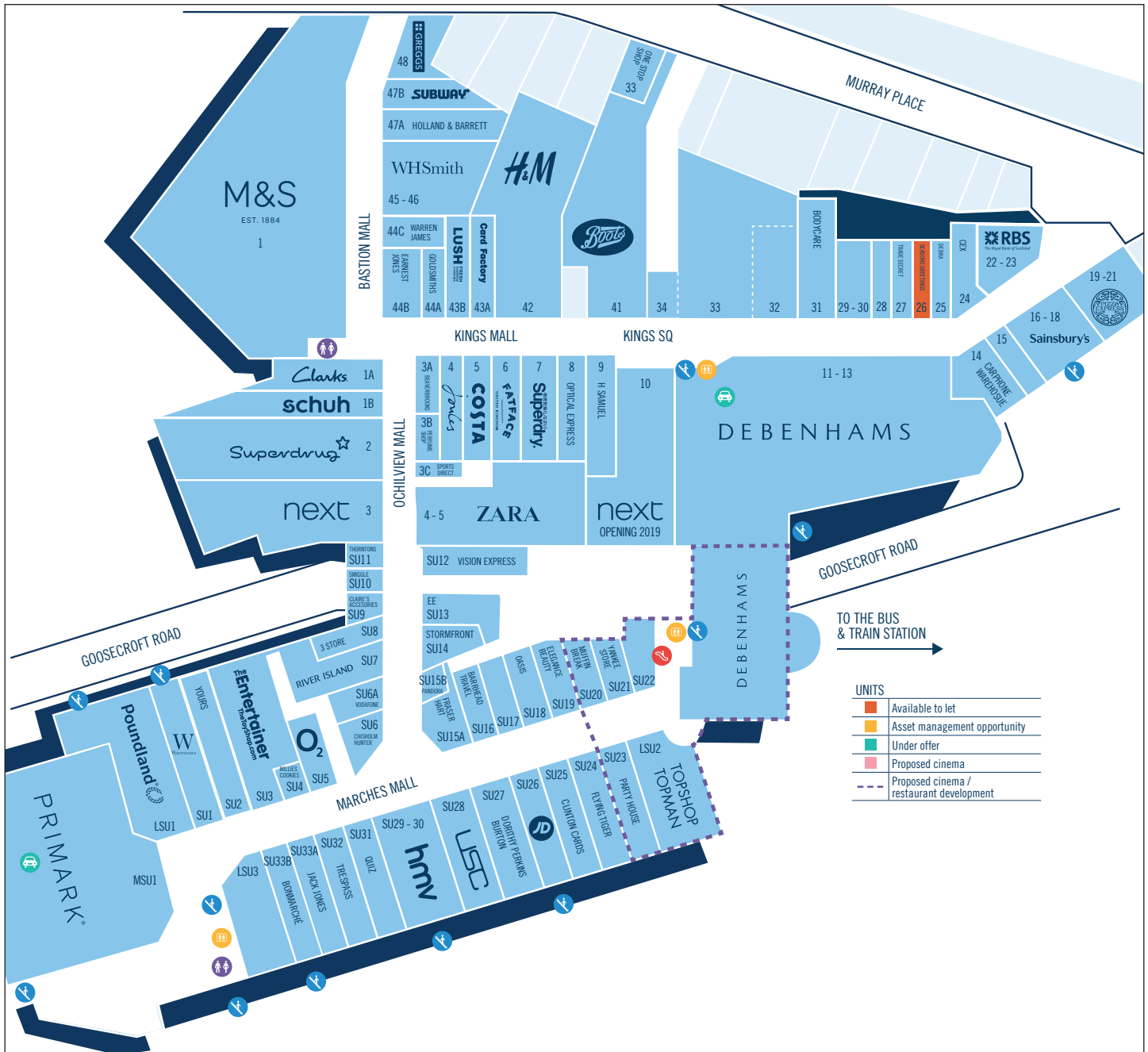
All viewings are strictly by prior arrangement with EYCO on 0131 226 2641 or our joint agents Savills.

# TO LET



CHARTERED SURVEYORS

## U26 Kings Mall, Thistles Shopping Centre, Stirling FK8 2ED



TO THE BUS & TRAIN STATION →

UNITS	
<span style="color: orange;">■</span>	Available to let
<span style="color: yellow;">■</span>	Asset management opportunity
<span style="color: green;">■</span>	Under offer
<span style="color: pink;">■</span>	Proposed cinema
<span style="border: 1px dashed pink;">■</span>	Proposed cinema / restaurant development

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### Get in touch



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