

6 MONTHS RENT FREE
(Subject to Lease Length)

Paul Rolfe
SALES AND LETTING



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PROPERTY CONSULTANTS

**UNITS 2B & 2D2
PITT TERRACE
STIRLING
FK8 2EZ**

TO LET

- LEASE FROM £8,500 PER ANNUM
- 1,293 FT²
- AVAILABLE IN WHOLE OR PART
- SELF CONTAINED OFFICE/STUDIO
- PRIME CITY CENTRE LOCATION
- SUITABLE FOR A VARIETY OF USES
- 100% RATES RELIEF (SUBJECT TO QUALIFICATION)
- PARKING AVAILABLE FOR 1 VEHICLE

LOCATION

Stirling is widely regarded as one of Scotland's busiest and most popular tourist and business locations and benefits from a superb location, allowing easy access by road and rail to all other major business centres throughout the country.

The city lies approximately 26 miles northeast of Glasgow and around 38 miles northwest of Edinburgh and provides access to 75% of Scotland's population within a 48 mile radius.

The subjects are located on the eastern side of Pitt Terrace at its joining with Port Street.

DESCRIPTION

The subjects comprise self contained first floor offices/studios within a two storey building. Access is provided through a ground floor access close shared with other offices on the first floor.

Internally, the accommodation provides one large open plan office space, which would be suitable for a variety of uses, along with a small kitchen/tea prep area. A further small separate suite is available.

The units share access to communal male and female w.c's also located on the first floor.

FLOOR AREAS

From sizes taken during our inspection we calculate the subject property, measured in accordance with the RICS Code of Measurement Practice (second edition, January 2018) to extend to the following approximate net internal area (NIA):

2B: 100.2m²/1,079ft²

2D2: 19.9m²/214ft²

Total: 120.1m²/1,293ft²





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PROPOSAL

Lease from £8,500 per annum for a new FRI lease.

PLANNING

All queries in relation to redevelopment/ reconfiguration of the subjects should be addressed to Stirling Council Planning Department.

RATING

Rateable value:

2B: £6,700

2D2: £1,450

EPC

A copy of the EPC will be available upon request.

CLOSING DATE

A closing date may be set and all interested parties should make a note of interest at the offices of the Sole Agent. We reserve the right to sell or let the property without setting a closing date and we are not obliged to accept the highest or indeed any offer for the sale or lease of the property.

VAT

All prices, premiums and rents quoted are exclusive of VAT.



Suite 2D2



DISCLAIMER

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**VIEWINGS
AND
FURTHER
INFORMATION**

Strictly by appointment through the Sole Agent:

SANDY FALCONER

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