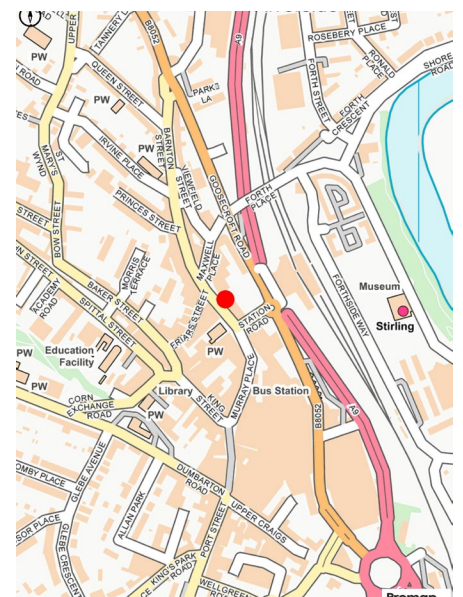




## 68 Murray Place, Stirling, FK8 2BX

- Low asking rent of £12,000 per annum
- Within Stirling City Centre
- High Footfall Location
- Short Walk from Thistles Shopping Centre and Stirling's Railway and Bus Stations
- Extending to approximately 131.30sq.m/1,413sq.ft





**LOCATION:**

Stirling is widely regarded as one of Scotland’s busiest and most popular tourist and business destinations, benefitting from an excellent strategic location within the heart of the country’s Central Belt.

The city is located approximately 36 miles north-west of Edinburgh and around 27 miles north-east of Glasgow and benefits from excellent transport links via the M9 and M80 motorways, together with mainline railway and bus stations.

The subjects are situated on the east side of Murray Place in an excellent City Centre location, within a short walk of Stirling’s railway and bus stations and The Thistles Shopping Centre.

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

**DESCRIPTION:**

The subjects comprise a retail unit on the ground and basement floors of a five storey and basement building of stone construction, under a pitched roof clad in slates.

Internally the subjects are laid out for their previous use as a sandwich shop/ takeaway, however, are suitable for alternative uses, subject to consents.

We estimate the property extends to the following approximate net internal areas:

Floor	sq.m	sq.ft
Ground	53.39	575
Basement	77.91	839
Total	131.30	1,413

**RENT:**

We are seeking a low asking rent of £12,000 per annum.

**RATEABLE VALUE:**

According to the Scottish Assessors Association website, the subjects are entered into the Valuation Roll as follows:

Rateable Value £16,900

**EPC:**

An EPC has been undertaken for this property and is available on request.

**VAT:**

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

**ENTRY:**

Early entry is available, subject to conclusion of formal legal missives,

**To arrange a viewing please contact:**



**Andrew Peel**  
 Surveyor  
 andrew.peel@g-s.co.uk  
 07803 896 976



**Conal Philliben**  
 Agent  
 07771 528190  
 conal.philliben@g-s.co.uk

**IMPORTANT NOTICE**

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/ Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client’s Solicitors and Solicitors acting for the Purchaser/ Tenants.
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6. Date of Publication: March 2024