

FOR SALE/TO LET RETAIL PREMISES

36 – 40 Cowane Street
Stirling
FK8 1JR

- Retail/Class 2 Premises
- Partly let and income producing
- Current Rent Roll £10,000 per annum, exclusive
- Vacant Section also available for lease
- Offers of £180,000 for the whole property or £10,000 per annum for the vacant section.



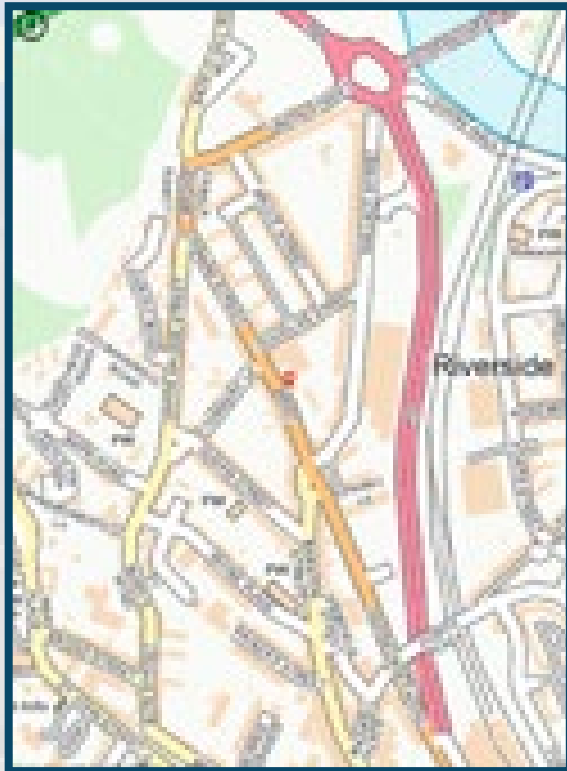
LOCATION:

The subjects are situated on the eastern side of Cowane Street (B8052) in close proximity to its junction with Wallace Street and Goosecroft Road, lying to the northern periphery of Stirling city centre.

In this regard, the subjects enjoy a busy main road frontage to Cowane Street and are located within an area of mixed residential and commercial usage, nearby occupiers including William Hill Bookmakers, as well as a number of hot food takeaways and licensed establishments.

Stirling itself comprises an important city within Central Scotland, lying upon the banks of the River Forth, approximately 26 miles north-east of Glasgow and some 30 miles north-west of Edinburgh. The city forms the main administrative centre for the surrounding district providing extensive retail, leisure and Local Government facilities, having a resident population of over 36,000 people at the 2011 census.

The location of the subjects is shown on the appended plan.

**DESCRIPTION:**

The subjects comprise a ground floor retail/Class 2 premises, which has been partially sub-divided into 2 component units which share communal kitchen and toilet facilities.

The building itself is two storey and attic in height, the front section being of traditional stone construction, contained under a pitched and slated roof.

Each of the component units has the benefit of an appropriate retail frontage to Cowane Street, incorporating separate timber/glazed entrance doors and display windows.

SOUTHERN-MOST UNIT

Internally, this unit is arranged to provide a main retail/Class 2 area, together with a range of rear storage/office sections and communal kitchen/toilet facilities.

NORTHERN-MOST UNIT

This unit is arranged to provide a main retail/office, 2 private offices and shared kitchen/toilet facilities.

ACCOMMODATION:

We would summarise the accommodation as undernoted:-

Southern-most Unit
Net Internal Area - 81.54 sq m (878 sq ft)

Northern-most Unit
Net Internal Area - 67.46 sq m (726 sq ft)

Total Net Internal Area (combined) - 180.69 sq m (1945 sq ft)

RATEABLE VALUE:

Having regard to the Scottish Assessor's website, we note that the subjects are entered in the current Valuation Roll as follows:-

Southern-most Unit - £9,500
Northern-most Unit - £10,500

TENANCY DETAILS:

The southern most unit is let to Healed Scars change 18th May to 26th November 2021 then read on full repairing and insuring terms subject to a Schedule of Condition, at a passing rent of £10,000 per annum exclusive.

PRICE:

Offers of £180,000 are invited for the benefit of the entire property.

LEASE TERMS:

The northern-most unit is available for lease on normal, full repairing and insuring terms, for a period to be negotiated, incorporating rent reviews at appropriate intervals.

RENTAL:

The northern-most unit is available for lease at a rental of £10,000, per annum, exclusive.

VIEWING:

Strictly by arrangement with the agents.

ENERGY PERFORMANCE:

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request.

VAT:

All prices quoted are exclusive of VAT which maybe chargeable.

LEGAL COSTS:

Each party will be responsible for paying their own legal costs. The incoming tenant will be responsible for the payment of any LBTT, registration dues and VAT incurred.

OFFERS:

All offers should be submitted in strict Scottish legal form to the Falkirk Office

FURTHER INFORMATION :

All offers should be submitted in strict Scottish legal form to the following offices:

DM Hall LLP
Unit 6A
The Courtyard
Callendar Business Park
Falkirk
FK1 1XR

Tel: 01324 628321
Fax: 01324 612147

E-mail: michael.mcintyre@dmhall.co.uk
juliet.robertson@dmhall.co.uk

DATE OF ENTRY:

Upon completion of legal formalities.

Ref: ESA3260

Date of publication: February 2024

IMPORTANT NOTE

DM Hall for themselves and for the vendors or lessors of this property, whose agents they are, give notice that:

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- (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
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