



FALCONER

PROPERTY CONSULTANTS

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

TO LET

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





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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 a self contained first floor office/studio 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 a 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 unit shares 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

2D: 19.9m²/214ft²

Total: 120.1m²/1,293ft²



PLANNING

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

RATING

Rateable value:

2B: £7,800

2D: £1,700

PROPOSAL

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

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.





DISCLAIMER

Falconer Property Consultants for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars and plan are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact must satisfy themselves by inspection or otherwise as to the correctness of each of them: (iii) no person in the employment of Falconer Property Consultants has any authority to make or give any representation or warranty whatever in relation to this property: (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. Published March 2023.



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**VIEWINGS
AND
FURTHER
INFORMATION**

Strictly by appointment through the Sole Agent:

SANDY FALCONER

BSc (Hons) MSc MRICS

 **STIRLING: 01786 234 000**

 **PERTH: 01738 230 200**

 **EMAIL: info@falconerproperty.co.uk**

www.falconerproperty.co.uk