



## RETAIL UNIT

- > LOCATED IN STIRLING CITY CENTRE.
- > EXTENDS TO 78.31 SQ M / 843 SQ. FT
- > **£14,000 PER ANNUM**
- > PROMINENT FRONTAGE ONTO UPPER CRAIGS NEAR ITS JUNCTION WITH PORT STREET.
- > HIGH FOOTFALL LOCATION

# TO LET

## 8-14 UPPER CRAIGS, STIRLING, FK8 2DG

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## LOCATION

Stirling has a resident population in the region of 45,000, whilst the wider Stirling Council area has a population of 90,000. Stirling is located in the heart of Scotland and adjacent to the M9 motorway, which links it to Glasgow and Edinburgh. Stirling has a busy mainline railway station providing regular connections to all of Scotland's main cities. The subjects are situated in a prominent position on the southwest side of Upper Craigs. Upper Craigs is a popular secondary retailing thoroughfare located close to the Thistle Shopping centre.

## DESCRIPTION

The retail unit has the following accommodation, sales floor, storeroom /workshop, tea preparation area and WC.

ACCOMMODATION	Sq.m	Sq. ft
Sales, store, tea prep, and WC	78.31	843
<b>TOTAL</b>	<b>78.31</b>	<b>843</b>

## RATEABLE VALUE

The subjects are entered into the current valuation roll with a rateable value of £14,500.

The rate poundage for 2023/2024 is 49.8p to the pound.

## RENTAL

Our client is inviting rental offers in of **£14,000 per annum**.

## MONEY LAUNDERING

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th of June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase before the transaction can proceed.

## EPC

Released on application.

## VAT

Unless otherwise stated, all prices, premiums and rentals are quoted exclusive of VAT.

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**For further information or viewing arrangements please contact the sole agents:**

**Shepherd Chartered Surveyors 11 Gladstone Place, Stirling, FK8 2NN**

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