

Retail



45 Barnton Street
Stirling
FK8 1HF

49.66 SQ M
535 SQ FT

Property Details

- Flexible retail premises
- Busy city centre location
- Main road frontage
- Offers of £8,500 per annum invited.

LOCATION:

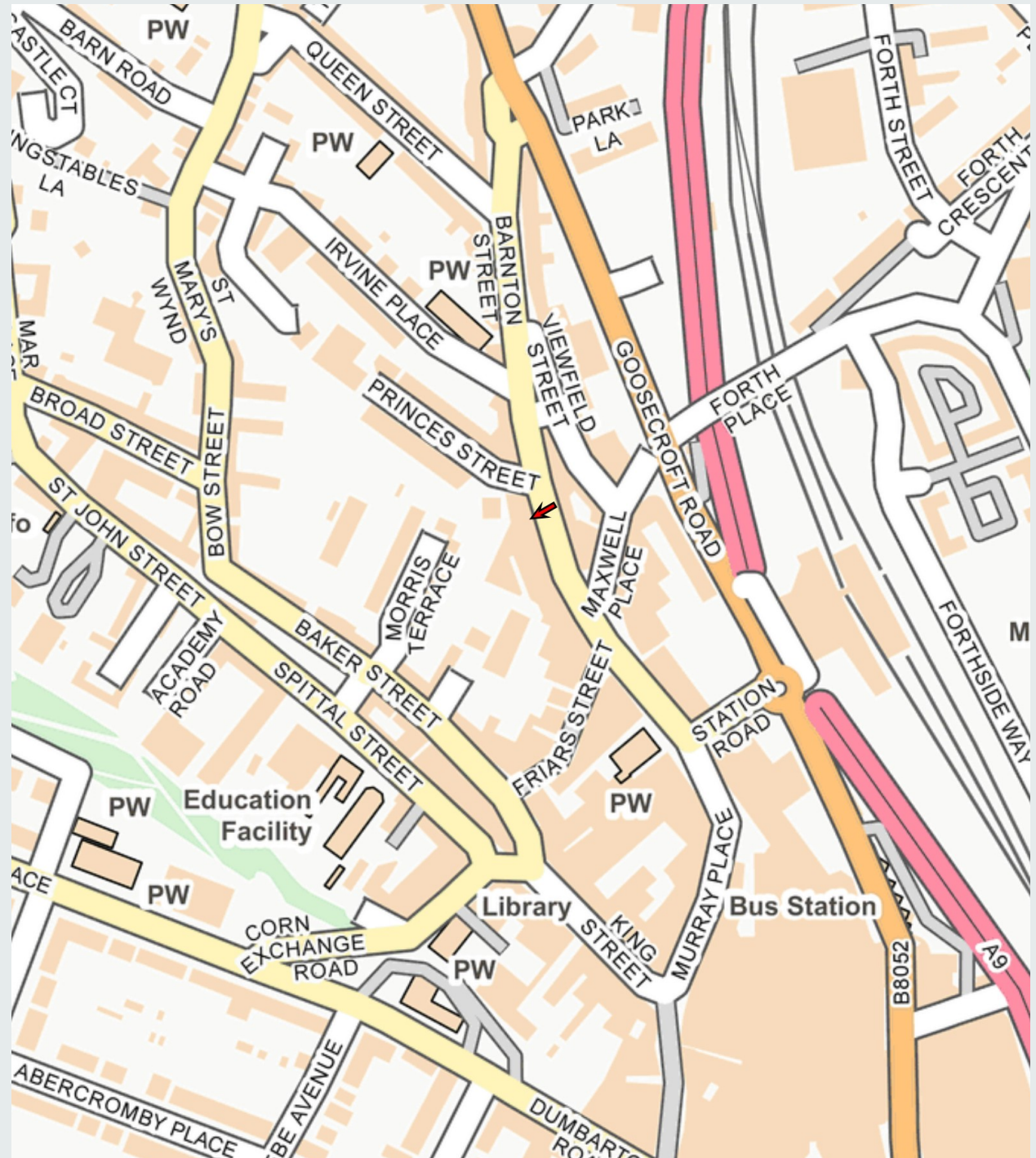
The subjects are situated on the western side of Barnton Street, lying to the south of its junction with Princes Street, forming part of the northern periphery of Stirling's main city centre.

Stirling itself comprises an important city within central Scotland, lying on the banks of the river Forth, approximately 26 miles northeast of Glasgow and some 30 miles northwest 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.

The city's position ensures Stirling benefits from excellent communication links with the M9 motorway lying immediately to the west. In addition, Stirling provides direct rail links to Edinburgh, Glasgow and the north.

In terms of the subjects themselves the property enjoys a busy main road frontage to Barnton Street with surrounding occupiers including Top Mark Tattoos, Barnton Street Barbers and Ramsay World Travel.

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



Property Details

DESCRIPTION:

The subjects comprise retail premises arranged over the ground floor of a 4 storey, stone-built tenement building which is contained under a pitched and slated roof.

The retail frontage to Barnton Street comprises an aluminium/glazed entrance door together with an aluminium framed display window. The frontage has the benefit of internal roller security shutters.

Internally the subjects are arranged to provide main retail area together with a rear store, kitchen and toilet facility.

ACCOMMODATION:

We calculate the subjects extend to the following net internal area:-

49.66 sq m (535 sq ft)

RATEABLE VALUE:

Having regard to the Scottish Assessors Association [website](#), we note that the subjects are entered into the current Valuation Roll at a rateable value of £8,700.

The Small Business Bonus Relief Scheme was introduced on the 1st April 2008 and will remain in force for 2023/2024 and, given the rateable value of this suite, eligible businesses will benefit from 100% discount.

LEASE TERMS:

The subjects are offered on normal full repairing and insuring terms for a period to be negotiated incorporating rent reviews at appropriate intervals.

RENT

Offers of £8,500 per annum exclusive are sought.

VIEWING:

Strictly by arrangement with the sole letting agents.

VAT:

All prices quoted are exclusive of VAT which maybe chargeable.

ENERGY PERFORMANCE:

A copy of the Energy Performance Certificates (EPCs) for the subjects is available upon request.

LEGAL EXPENSES:

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

DATE OF ENTRY:

By agreement.

Make an enquiry

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