

TO LET (MAY SELL)

allison

David Allison & Company  
Chartered Surveyors



RETAIL UNIT

83 PORT STREET, STIRLING, FK8 2ER

- Prominent retail shop
- Net Internal Area: **1,034 sq ft (96.01 sq m)**
- Frontage to busy main road to town centre
- Short walking distance of town centre shopping, car parks, bus/train stations
- Offers to lease in excess of **£26,500** per annum are invited

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## LOCATION

The subjects are located on the east side of the busy Port Street between its junctions with Upper Craigs and the A811 Wellgreen Road leading to the town centre By-pass road.

Stirling is located in the heart of Central Scotland with direct links with the M9 and M80 motorways. The resident population is around 40,000 with a wider catchment population of 145,000.

From a trading point of view the subjects benefit from frontage to one of the principal traffic routes into the town centre and being within short walking distance of Thistle Shopping Centre and other main shopping in the pedestrianised section of Port Street.

Nearby traders include Stirling Optical, Boots the Chemist, Slater Hogg & Howison, Timpsons, Domino's and various others.

## GENERAL DESCRIPTION

The subjects comprise a prominent and attractive retail shop unit contained on the ground floor of a three storey and attic tenement building with flats above.

The shop was formerly used as a butchers shop but would be easily capable of being re-fitted for various alternative uses.

We understand the title to the subjects includes a right of access through the adjoining pend to a rear service door from the back shop.

## ACCOMMODATION

The shop is divided into a front main retail area with tiled floor and a lowered ceiling incorporating fluorescent lighting panels.

The back shop currently contains a freezer/chill store and also has two toilets and a small kitchen. There is a door from the back shop leading to a back court also accessed from a pend, which leads to a store area.

From measurements taken on site we calculate the net internal floor area in accordance with the RICS Code of Measuring Practice 6th Edition) to be approximately as follows:-

**1,034 sq ft (96.01 sq m)**

## RATING ASSESSMENT

The subjects are currently shown in Valuation Roll as follows:

— Shop - Rateable Value: **£26,500**

The current rate poundage for 2017/2018 is £0.466.

## RENTAL/LEASE TERMS

The subjects are being offered for lease for a negotiable length of term on a full repairing and insuring basis at offers in excess of **£26,500** per annum.

Our clients may also consider an offer to purchase – price on request.

## VAT

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

## LEGAL COSTS

Each party will be responsible for payment of their own legal costs to be incurred in any transaction.

## EPC

The properties have been assessed for energy performance and currently have a 'G' rating.

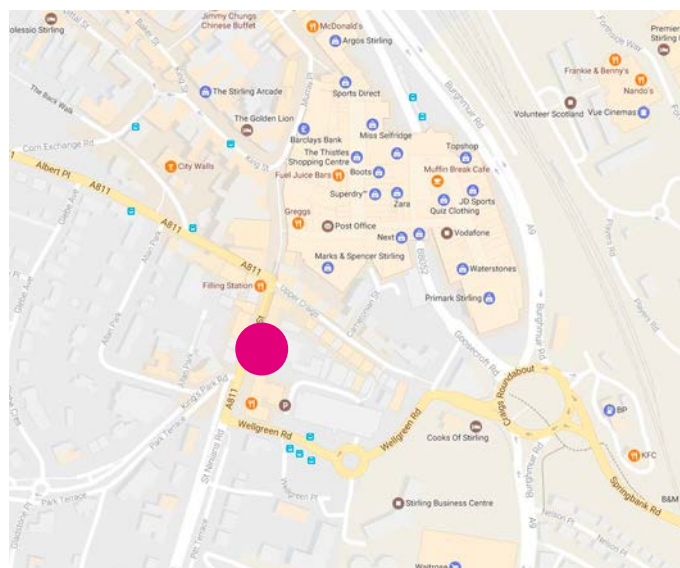
Regulated by RICS



PROPERTY MISDESCRIPTIONS ACT 1991: The information contained within these particulars has been checked and unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outwith our control. When we are advised of any change we will inform all enquirers at the earliest opportunity.

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## VIEWING/FURTHER INFORMATION

Strictly through the agents:

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