TO LET

Restaurant Opportunity - All Alternatives Considered

GRAHAM SIBBALD

Unit 2B, The Barracks

Forthside Way, Stirling, FK8 1QZ

Find out more at **www.g-s.co.uk**

- **Prominent location**
- **Extends to 412.08 Sq. M. (4,434 Sq.Ft.)**
- **On the fringe of Stirling City Centre**
- **Client would consider alternative uses including retail, gym etc.**

LOCATION

Stirling is widely regarded as one of Scotland's busiest and most popular business and tourist locations, benefitting from a central location within the heart of the country. The city's location allows easy access by road and rail to all major business centres throughout the country, with Edinburgh and Glasgow both situated within around 40 minutes' drive. Stirling has a resident population of over 49,000 and a wider catchment of around 94,000 in the Stirling Council area. 55% of Scotland's population live within a 1 hour drive from Stirling, increasing to 80% within 2 hours.

Stirling is a historic City with renowned tourist attractions including the National Wallace Monument and Stirling Castle. The University of Stirling is highly regarded and is home to both the Scottish National Swimming Academy and Scottish Institute of Sport.

The subjects are located directly north of Stirling City Centre and are within a short walk of all shopping and leisure amenities, as well as the mainline Railway and Bus Stations.

The restaurant forms part of the Forthside Leisure Complex, that includes Vue Cinema, Nando's and Toast Coffee Shop/Café. Premier Inn is located opposite the subjects and the Forthside Barracks, with 4 office buildings and Conference Centre is immediately adjacent.

Located a short walk from the subjects is a new £16m project to transform former Ministry of Defence (MoD) land into one of Scotland's largest film production sites.

DESCRIPTION

The subjects comprise a self-contained restaurant unit. Internally the subjects comprise open plan service / sales for approximately 120 seated covers, with kitchen and stores to the rear. The subjects benefit from having washroom facilities and remain partially fitted with the previous tenant's fixtures and fittings.

RATEABLE VALUE

Unit 2B Forthside Way - Rateable Value £123,000 (01/04/2026)

TERMS

The terms of the lease are open to negotiation. The lease will have a regular Rent Review provision and rent deposit as security.

Any new tenant must be demonstrably capable of fulfilling their obligations under the lease agreement and references will be requested without exception.

SERVICE CHARGE

There is a service charge to cover the common building maintenance and management of the estate. Full details are available on request.

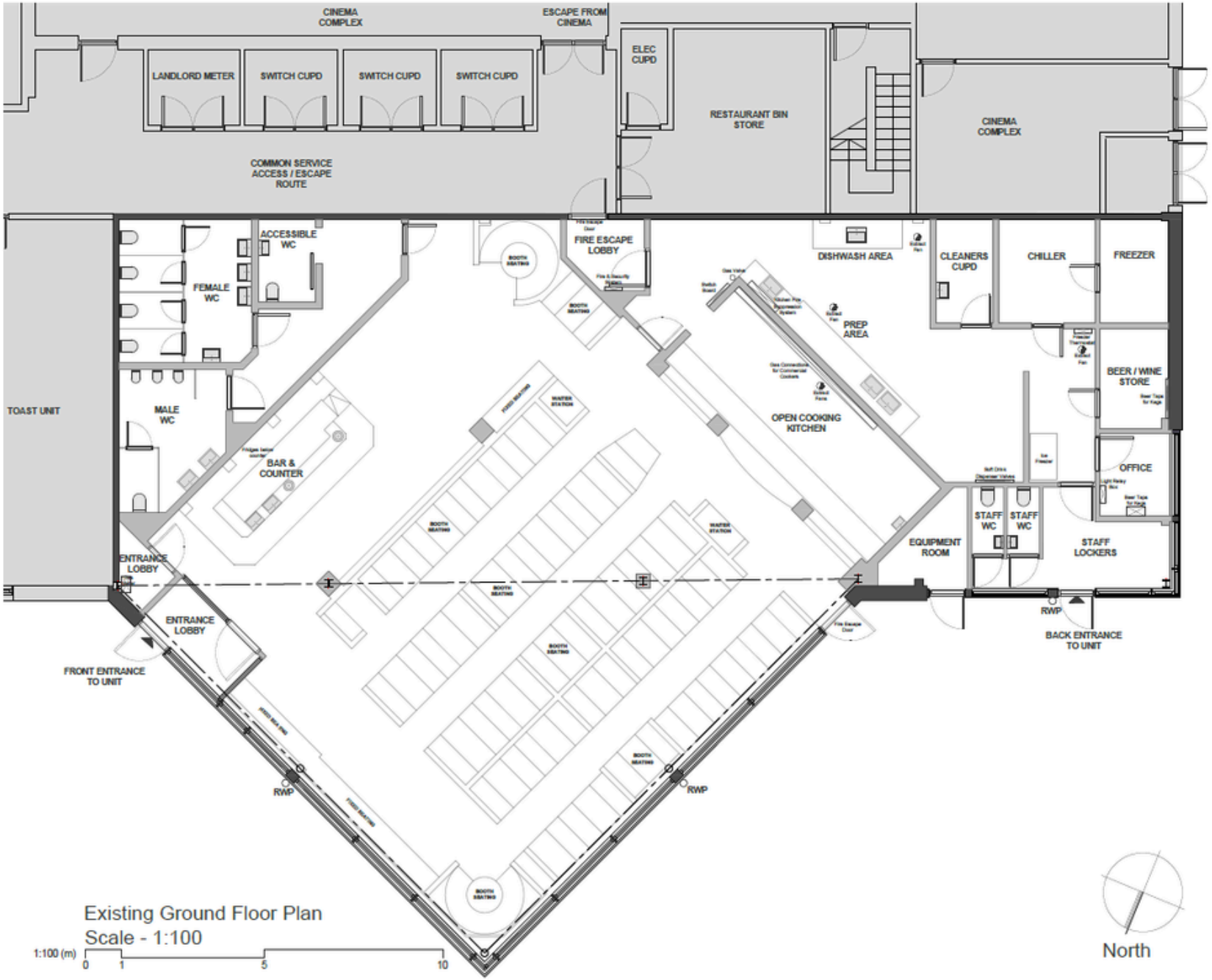
VAT

The premises are opted for VAT and therefore VAT is payable at the prevailing rate.

EPC

An EPC has been undertaken and is available on request.

Existing Ground Floor Plan



Rev Amendments Date

BHA
BOBBY HALLIDAY ARCHITECTS

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Project: 25.11
Unit 2b The Vue, Stirling

Stirling
FK8 1QZ

Client:

Drawing No:
25.11 PL 001

Status:
Planning

Drawing Title:
Existing Ground Floor Plan

Drawn by: ES
Scale: as noted @ A3
Paper Size: A3

ONLY SCALE FOR PLANNING PURPOSES.

DO NOT SCALE FOR CONSTRUCTION PURPOSES.

Contractor and all suppliers to verify all dimensions on site prior to commencing work or ordering materials.

Any discrepancies to be reported to Bobby Halliday Architects.

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LOCH LOMOND & THE TROSSACHS
STIRLING
Stirling
EDINBURGH
GLASGOW
Paisley
East Kilbride
Kirkcaldy
Dunblane
Alva
Dollar
Alloa
Callander
Doune
Thornhill
Aberfoyle
Drymen
Balfron
Denny
Falkirk
Linlithgow
Cumbernauld
Bathgate
Livingston
Armadale
Airdrie
Whitburn
Motherwell
Hamilton
Carluke
Forth
Carnwath
West Linton
Penicuik
Loanhead
Currie
Musselburgh
Kinghorn
Burntisland
Forth Crossing
Rosyth
Bo'ness
Grangemouth
Dunfermline
Cowdenbeath
Kelty
Kinross
Falkland
Glenrothes
Ladybank
Newburgh
Auchtermuchty
Auchterarder
Muthill
Crieff
Tarbet
Garelochhead
Helensburgh
Alexandria
Dumbarton
Strathblane
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Milngavie
Gourock
Port Glasgow
Kilmacolm
Johnstone
Lochwinnoch
Largs
Barrhead
Kilbirnie
Beith
Dalry
Stewarton
Kilwinning
Strathav
Loch Katrine
Ben Lomond
Loch Lomond
Loch Leven
R Earn
R Teith
R Forth
L Earn
CLACKMANNANSHIRE
WEST DUNBARTONSHIRE
EAST DUNBARTONSHIRE
FALKIRK
INVERCLYDE
WEST LOTHIAN
MIDLOTHIAN
TWEED VALLEY
25 km
50 km
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Riverside
Cambuskenneth
Shore
Stirling
STIRLING
Museum
A9
B8051
B8052
0
250 m
500 m
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VIEWING ARRANGEMENTS

Strictly by appointment only to be made through Graham + Sibbald.

To arrange a viewing please contact:

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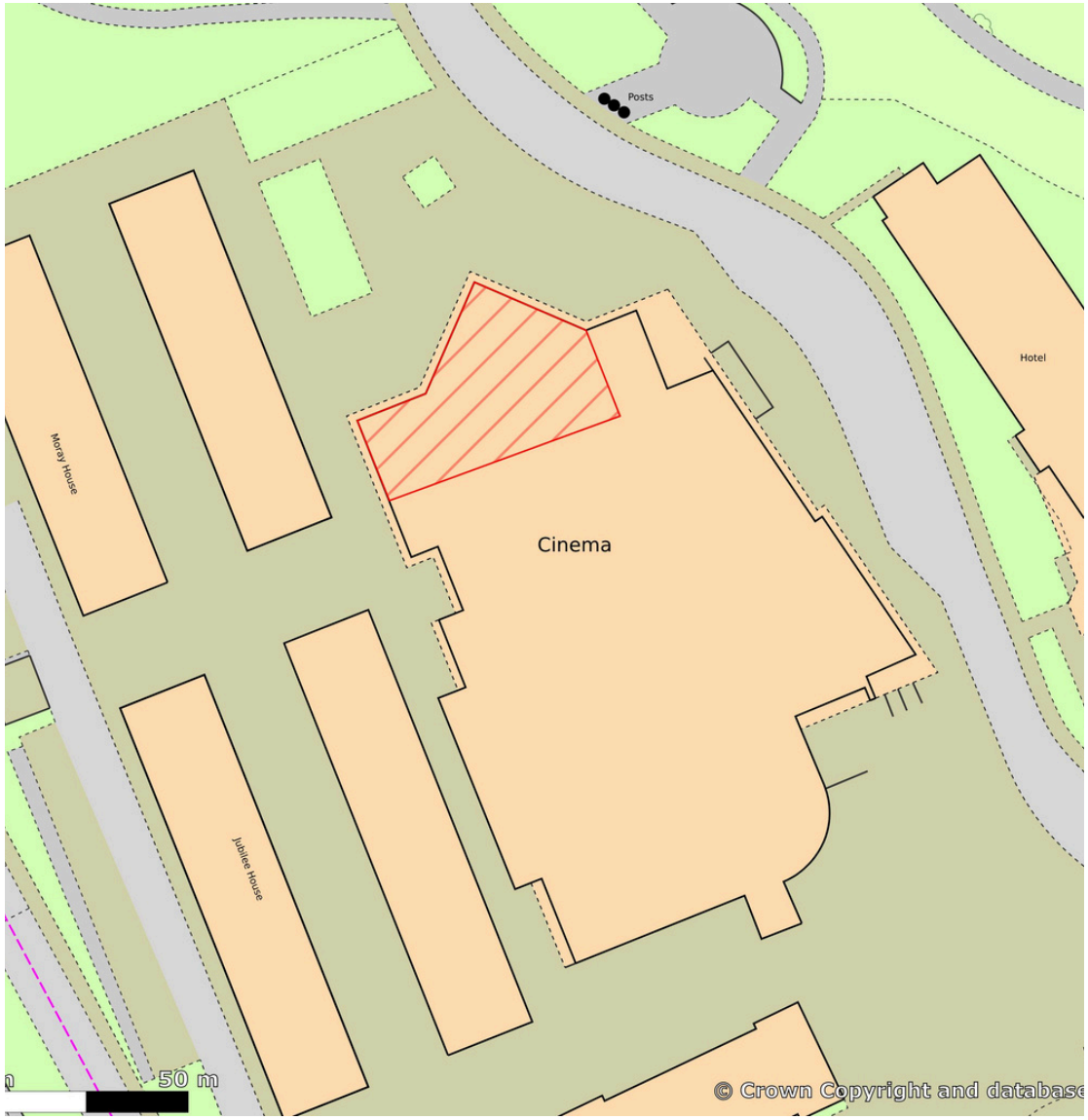
GRAHAM SIBBALD



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