TO LET

MIXED USE OPPORTUNITY

GRAHAM SIBBALD



The Haven, 2 Bow Street,
Stirling, FK8 1BS

- Prime City Centre Location
- Extends to 164.61 Sq. M. (1,772 Sq. Ft.)
- Suitable for alternative uses (subject to consents)
- Short walk from Bus and Railway Stations

LOCATION:

The subjects are located on the east side of Bow Street in the historic centre of Stirling, Bow Street is the main throughfare for both vehicles and pedestrians linking the city centre to Stirling Castle, as well as other tourist attractions such as the Old Town Jail.

Stirling is widely regarded as one of Scotland`s most popular and busiest tourist and business locations, offering a superb range of facilities and amenities. The city benefits from excellent road and rail communications giving easy access to all major business centres throughout Scotland and has a resident population in excess of 40,000 persons.



DESCRIPTION

The subjects comprise a one storey, attic and basement mid-terraced building of stone construction under a pitched roof covered in slates. Internally, the accommodation provides offices/consulting rooms and welfare facilities at attic level and a large hall, communal seating areas, kitchen and WC facilities on the ground floor. We understand the subjects were refurbished circa 2010.

According to our calculations from measurements taken on site, we estimate the subjects extend to the following approximate net internal areas:

Area	Sq M	Sq Ft
Basement	14.04	151
Ground Floor	99.55	1,072
First Floor	51.02	549
Total	**164.61**	**1,772**

TERMS

Our clients are offering a new Full Repairing and Insuring lease, at an annual rent of £15,000 per annum.

RATING

According to the Scottish Assessor`s Association website, the subjects are entered into the current Valuation Roll as follows:-

Rateable Value £5,100

Subject to meeting relevant criteria, the incoming tenant may be eligible to claim 100% relief under the small business bonus scheme.



VAT

All prices, rents and premiums etc are quoted exclusive of VAT (if applicable).

EPC

The EPC is available on request.

ENTRY

Early entry is available.



To arrange a viewing please contact:



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CONAL PHILLIBEN
Commercial Property Agent
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IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/ Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. Date Published: October 2026

ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.