



15 King Street, Stirling, FK8 1DN

- Rarely available opportunity with Class 3 consent
- Located in the heart of Stirling City Centre
- Extends to 66.36 sq.m. (714 sq.ft.)
- On high footfall location





To arrange a viewing please contact:



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LOCATION:

The subjects are located on King Street which runs from Corn Exchange Road to Murray Place and The Thistle Centre, Stirling's prime retailing thoroughfare. Nearby retailers include Boots, Ladbroke's and Café Nero.

Stirling is the main city within the central belt of Scotland with a population of around 45,000 and a catchment of 100,000. Stirling benefits from good means of access to Scotland's motorway network via the M80/M9 and has a main line railway station that is located approximately 5 minutes' walk from the subject property offering good means of access to Edinburgh, Glasgow and beyond.

DESCRIPTION:

The subjects comprise a café unit extending over the ground floor of a four-storey stone-built building under a pitched and slated roof. Internally the unit has a seating area and counter to the front with staff and customer WCs. To the rear of the property there is kitchen facilities and a fire escape. The premises has good frontage onto King Street.

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

Ground Floor — 66.36 sq.m / 714 sq.ft

TERMS:

Our clients are offering a new Full Repairing and Insuring lease with flexible terms, 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 £15,000

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.

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.
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6. Date of Publication: August 2024