TRADE COUNTER/INDUSTRIAL

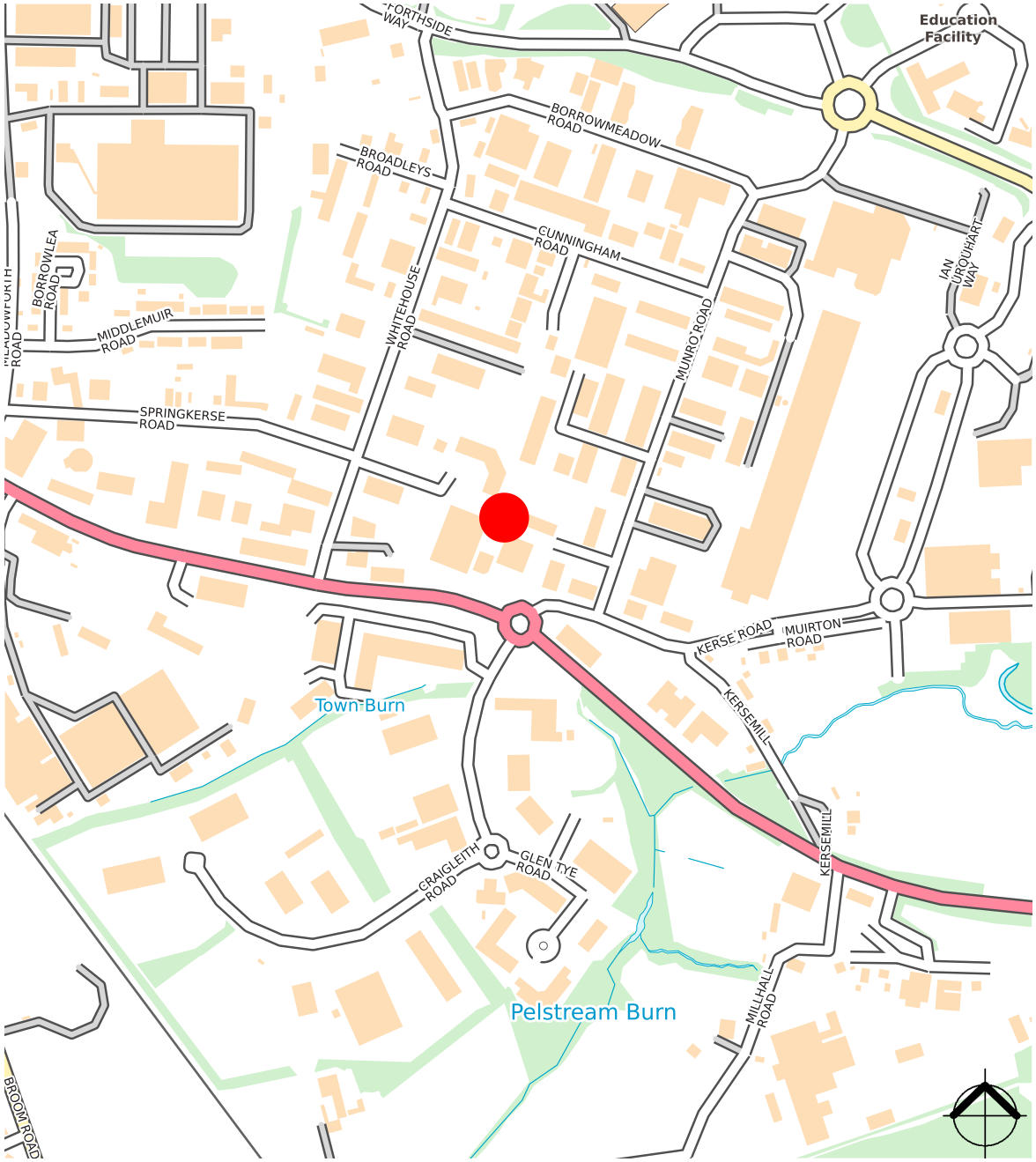
AVAILABLE BY WAY OF ASSIGNATION OR SUBLEASE

GRAHAM SIBBALD



Unit 2, 19 Kerse Road, Stirling, FK7 7SY

- Modern Industrial/Trade Counter opportunity
- Situated on prominent location
- Within popular Sprinkerse Industrial Estate
- On site parking and yard



LOCATION

Stirling is widely regarded as one of Scotland's busiest and most popular tourist and business destinations, benefitting from an excellent strategic location within the heart of the country's central belt.

The city is located approximately 36 miles northwest of Edinburgh and around 27 miles northeast of Glasgow and benefits from excellent transport links via the M9 and M80 motorways, together with main line railway and bus stations.

Springkerse Industrial Estate is situated around 1 mile from Stirling City Centre and the premises are situated in a prominent location on Kerse Road, with vehicle access via Munro Road. Nearby occupiers include: ATS, Booker Cash & Carry, Greggs, Screwfix and Enterprise Car & Van Rental.

The Ordnance Survey extract, which is for identification purposes only, shows the location of the subjects





DESCRIPTION

The subjects comprise an end-terraced workshop/showroom unit of steel portal frame construction, with predominantly metal-sheet clad walls and a pitched roof , again clad with profile metal sheeting. There is a shared yard area to the rear of the unit and ample parking to the front and side. Internally the subjects provide extensive showroom/trade counter area, office space, warehouse and staff welfare facilities.

According to our calculations, we estimate the subjects extend to the following approximate gross internal areas:

Ground Floor: 468.05 Sq.M. (5,038 Sq.Ft.)

LEASE TERMS:

The subjects are held on a FRI lease expiring 8th October 2032, subject to a head-tenant break option on 8th Oct 2027. The current annual rent is £35,000pa. Subject to covenant strength, offers to agree a sub-letting or full assignation of the existing lease will be given consideration

RATEABLE VALUE:

'According to the Scottish Assessors Association website the subjects are entered into the Valuation Roll as follows:

Rateable Value £36,750

The proposed value as of April 2026 is £43,750.

EPC:

Available on request.

VAT:

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

ENTRY:

Early entry is available, subject to conclusion of former legal missives.

To arrange a viewing please contact:



ANDREW PEEL
Surveyor
andrew.peel@g-s.co.uk
07803 896 976



CONAL PHILIBEN
Commercial Property Agent
conal.philiben@g-s.co.uk
07771 528 190

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: March 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.