

TO LET/MAY SELL

FALCONER
PROPERTY CONSULTANTS

50 PORT STREET, STIRLING FK8 2LJ

- LEASE FROM £24,000 PER ANNUM
- 1,159 SQFT
- INCENTIVES AVAILABLE
- RECENTLY REFURBISHED TO A HIGH STANDARD
- PRIME LOCATION
- READY FOR IMMEDIATE OCCUPATION

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LOCATION

Stirling is a city in central Scotland. Stirling is a centre for local government, higher education, tourism, retail, and industry. The 2011 census recorded the population of the city as 45,750; the wider Stirling council area has a population of about 91,000. The City is reputed to be the third fastest growing area of Scotland in terms of population.

Stirling is well located in central Scotland being almost equidistant between Glasgow, Edinburgh and Perth. The city benefits from good transport links to include a mainline railway, bus depot and easy access onto the Motorway network.

The subjects are located on the western side of Port Street at its junction with Dumbarton Road and forming a prime retail pitch.

DESCRIPTION

The subjects comprise a ground floor mid-terraced retail unit contained within a 3 and a half storey building of sandstone construction.

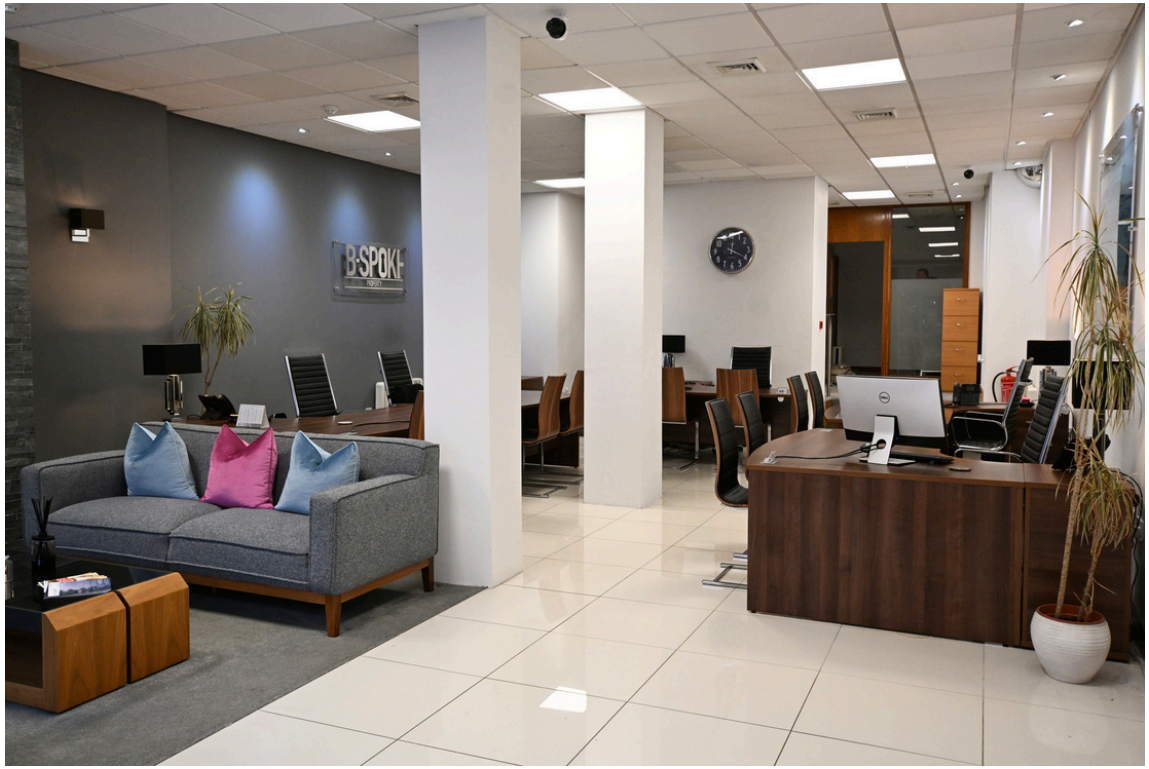
Internally the subjects benefit from an open plan office, meeting room, staff room and w.c.

The property has been extensively upgraded to a high standard and is ready for immediate occupation.

PROPOSAL

Lease from £24,000 per annum for a new FRI lease.

Our client may consider selling the property. Please contact us for further information.





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FLOOR AREAS

From sizes taken during our inspection we calculate the subject property, measured in accordance with the RICS Code of Measurement Practice (second edition, January 2018) to extend to the following approximate net internal area (NIA):

107.7m²/1,159ft²

RATING

Rateable value £12,800.

PLANNING

All queries in relation to redevelopment/ reconfiguration of the subjects should be addressed to Stirling Council Planning Department.

EPC

A copy of the EPC will be available upon request.

CLOSING DATE

A closing date may be set and all interested parties should make a note of interest at the offices of the Sole Agent. We reserve the right to let the property without setting a closing date and we are not obliged to accept the highest or indeed any offer for the lease of the property.

VAT

N/A.







DISCLAIMER

Falconer Property Consultants for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars and plan are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact must satisfy themselves by inspection or otherwise as to the correctness of each of them: (iii) no person in the employment of Falconer Property Consultants has any authority to make or give any representation or warranty whatever in relation to this property: (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. Published November 2026.

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VIEWINGS AND FURTHER INFORMATION

Strictly by appointment through the Sole Agent:

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