



## Attractive City Centre Investment Let to Luxury Leisure

**Rent: £20,000 pa**

**Expiry: 18<sup>th</sup> April 2033 (no break options)**

**Offers invited**

### Location

The subjects occupy a prime position on Murray Place, within the city centre of Stirling. Stirling has a central location within Scotland and excellent road connectivity, with access to M9 and M8 both within a 5-mile radius. These provide convenient links to major road networks across the country. The city also offers nearby access to public transportation, with Stirling railway and bus stations located in very close proximity.

Positioned in Stirling's city centre, the property occupies a primary pitch on Stirling's main retailing thoroughfare. Surrounding occupiers are a vibrant mix of local and national businesses, including renowned names such as McDonald's, Betfred, Sainsbury's, Savers and German Donner Kebab.

### Accommodation

The subjects form the ground floor of a larger 3 storey building of stone construction. The property benefits from a large glazed double frontage.

Internally the unit provides a large open plan sales area to the front of the property with staff accommodation located towards the rear.

The premises extend to the following approximate areas:

Ground Floor: 2,443 sq ft / 227 sqm

### Tenancy

The subjects are let to Luxury Leisure t/a Admiral Casinos on a full repairing and insuring lease with a schedule of condition. The passing rent is £20,000 per annum with a lease expiry on 18<sup>th</sup> April 2033. There shall be an open market rent review on the 5<sup>th</sup> anniversary.

### Price

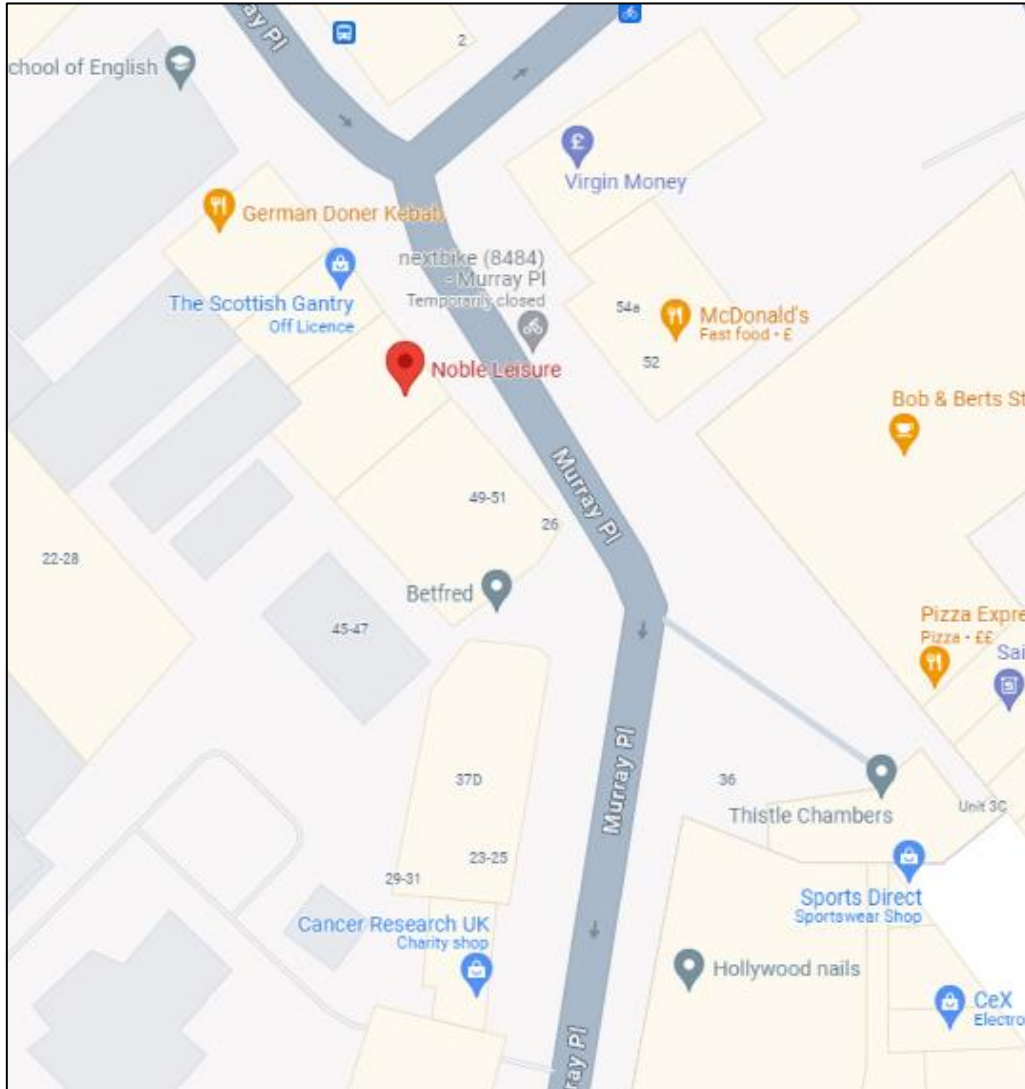
Offers invited

### EPC

On application

### Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction. For the avoidance of doubt the ingoing tenant will be responsible for Land & Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.



Viewing strictly by appointment with -

**BRITTON PROPERTY**

**Andrew Britton**

**T. 07990 505 421**

**E. [andrew@brittonproperty.co.uk](mailto:andrew@brittonproperty.co.uk)**

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**For Sale**

61-63 Murray Place  
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