

BORROWMEADOW RD.
STIRLING - FK7 7SR

**TO
LET**

DRIVE-THRU OPPORTUNITY

Prominent roadside location in the heart of Stirling town centre.

Occupiers within close proximity include:



Consented
Drive-Thru
With Planning
Consent



CANNING VALE 
PROPERTY
0141 266 0240

EYCO
0131 226 2641
www.eyco.co.uk

LOCATION

Stirling is located in the central belt of Scotland, approximately 26 miles north-east of Glasgow and 32 miles north-west of Edinburgh. The city has a resident population of around 45,000 people and draws on a wider immediate regional catchment of approximately 200,000 people.

The subjects occupy a highly prominent position on Borrowmeadow Road, which sits within the Springkerse Industrial Estate — the primary commercial, trade, and distribution hub connecting Stirling's city centre to the surrounding motorway networks (M80 and M9).

Immediate occupiers in the surrounding area and adjacent **Springkerse Retail Park** include **Starbucks, McDonald's, Morrisons, B&Q, Affordable Golf, Tool Station, Jewson** and **Howdens**.

ACCOMMODATION

The subjects comprise a newly constructed unit extending to approximately 2,000 sq ft with supporting car parking and a designated drive-thru lane.

PLANNING

Planning consent has been granted for a retail drive-thru use. Further details available upon application.

LEASE / SALE TERMS

The premises are available on a new long term lease. Further details upon application.

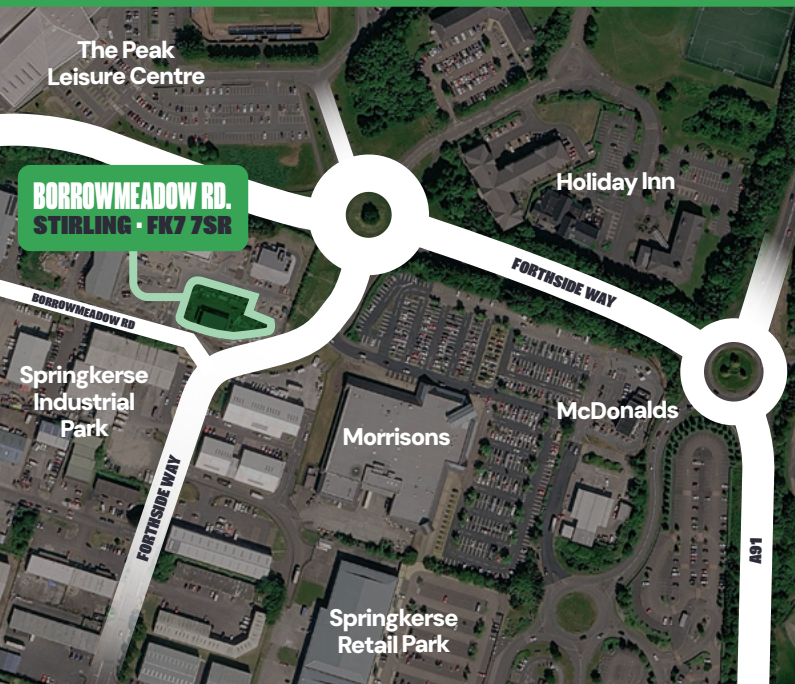
RATING

To be assessed following reoccupation.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with this opportunity. The ingoing tenant will be responsible for Land and Buildings Transaction Tax (LBTT), registration fees and any VAT incurred thereon.

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AML

As part of our statutory obligations in relation to Anti Money Laundering, Canning Vale and EYCO will require to undertake due diligence on the ingoing Tenant and will seek identification information at the appropriate time.

For further details on this exciting opportunity, please contact the joint letting agents:



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