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PROPERTY CONSULTANTS

2E, F & G PITT TERRACE, STIRLING FK8 2EZ

FOR SALE

- MULTI-LET RETAIL INVESTMENT
- OFFERS OVER £300,000
- PASSING RENT £35,850 PER ANNUM
- 3 RETAIL UNITS
- 3.8 YEAR WAULT
- PRIME CITY CENTRE LOCATION
- GOOD LEVELS OF NEARBY PARKING

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LOCATION

Stirling is widely regarded as one of Scotland`s busiest and most popular tourist and business locations and benefits from a superb location, allowing easy access by road and rail to all other major business centres throughout the country.

The city lies approximately 26 miles northeast of Glasgow and around 38 miles northwest of Edinburgh and provides access to 75% of Scotland`s population within a 48 mile radius.

The subjects are located on the corner of Pitt Terrace and Wellgreen Road within the heart of Stirling City Centre. To the rear of the property is a multi storey car park whilst further parking is available nearby.

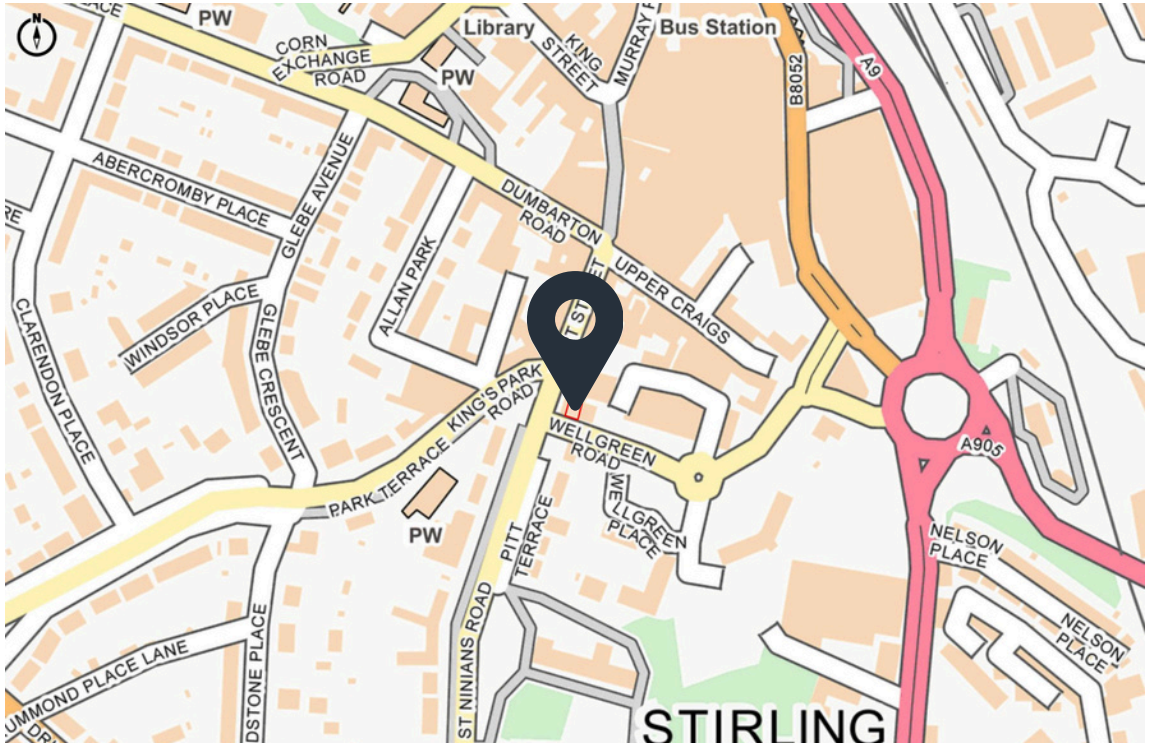
DESCRIPTION

The subjects comprise a parade of 3 ground floor retail properties which were refurbished in 2021. Since this time period all 3 units have been occupied.

Internally each unit provides an open plan retail area and disabled w/c.

PROPOSAL

Offers over £300,000 are invited for the Heritable interest.



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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 gross internal area (GIA):

2E: 46.45m²/500ft²
2F: 46.45m²/500ft²
2G: 46.45m²/500ft²

LEASE

The property is currently leased to 3 seperate tenants each paying £11,950 per annum. Please contact us for full lease information.

The WAULT is approximately 3.8 years.

All leases are on a full repairing and insuring basis.

EPC

A copy of the EPC will be available upon request.

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PLANNING

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

RATING

Rateable value:
2E - £7,600
2F - £7,900
2G - £7,900

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 sell or let the property without setting a closing date and we are not obliged to accept the highest or indeed any offer for the sale or lease of the property.

VAT

We understand that the property is not VAT elected however this should be confirmed prior to purchase.

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 September 2026.

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VIEWINGS AND FURTHER INFORMATION

Strictly by appointment through the Sole Agent:

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