Ryden

RETAIL PHARMACY INVESTMENT OPPORTUNITY

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12 BARNTON STREET STIRLING FK8 1NB

- LET TO EXPRESS HEALTHCARE LTD
- FRI LEASE UNTIL 2040
- OVER 14 YEARS OF UNEXPIRED INCOME
- OFFERS OVER £180,000 (EXCLUSIVE OF VAT)
- NIY 8.45%

INVESTMENT SUMMARY

- Ground & lower ground floor pharmacy/retail investment
- Let to Express Healthcare Ltd
- Full repairing and insuring lease expiring 27th November 2040
- Passing rent of £15,500 per annum (only £9.11 per sq ft / Zone A rate of £27 per sq ft)
- Subject to 3-yearly upward only rent reviews (next review date is 28th November 2028)
- Express Healthcare Ltd has a Creditsafe International Score of B and a Risk Score of 70 which indicates low risk. The tenant has a Net Worth of £1.77M

We are seeking offers over £180,000 (exclusive of VAT). A purchase at this level would reflect a Net Initial Yield of 8.45%, assuming purchasers costs of 1.97%.

LOCATION

Located in the heart of Stirling's city centre, 12 Barnton Street occupies a highly visible, prominent trading position within a busy commercial area. The property benefits from good footfall and passing traffic, situated just a short walk from both the Thistles Shopping Centre and Stirling's primary pedestrianised retail zone.

The location benefits from transport connectivity, with Stirling's main railway and bus stations less than a five-minute walk away, providing direct links to Edinburgh, Glasgow, and the wider Central Belt.

DESCRIPTION

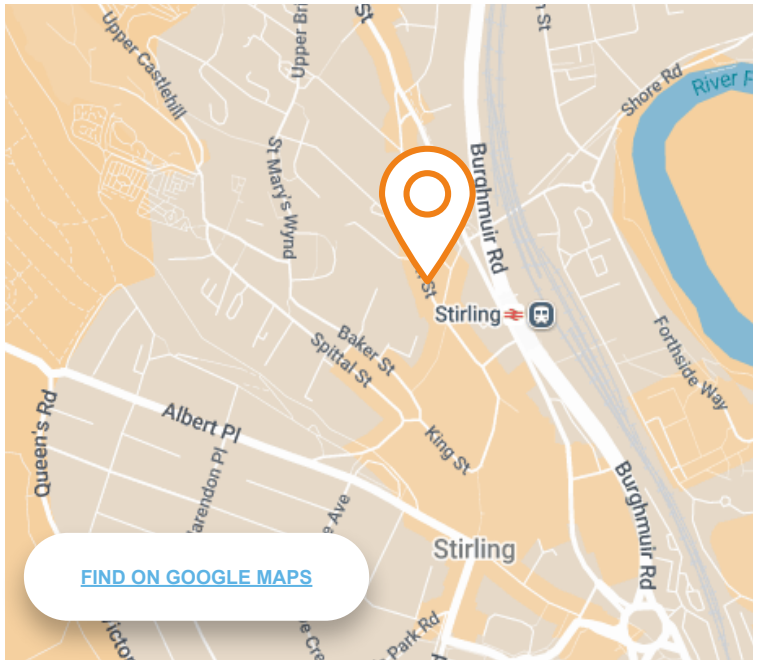
The subjects comprise a prominent ground and lower ground floor retail unit, forming part of a traditional stone built tenement building. The property features a large, highly visable glazed display frontage with a recessed customer entrance, offering excellent signage opportunities to maximise passing trade.

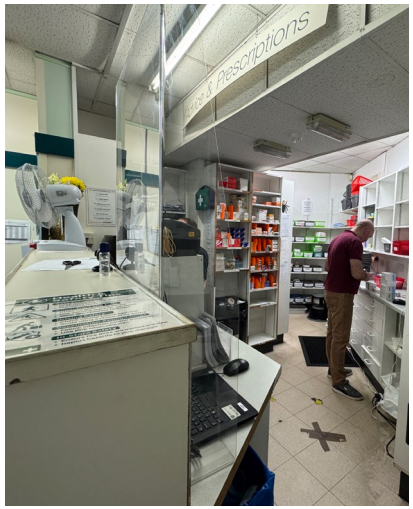
Internally, the accommodation is arranged to provide a bright, open-plan front sales area, which is easily adaptable to a variety of retail or professional service layouts. To the rear, the property includes a consultation room and sales desk, whilst the basement consists of a staff room, dedicated storage and WC facilities.

ACCOMMODATION

The subjects have the following approximate areas:-

DESCRIPTION	SQ M	SQ FT
GROUND FLOOR	55	596
LOWER GROUND FLOOR	103	1,106
TOTAL	158	1,702





LEASE SUMMARY

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TENANT	Express Healthcare Ltd t/a Capsule Pharmacy
LEASE TERM	**Start date:** 28th November 1993
	Assigned to current tenant: 6th October 2023
	End Date: 27th November 2040
ANNUAL RENT	£15,500 per annum
RENT REVIEW	3-yearly intervals, upwards only to the open market rent (next review in November 2028)
LEASE TYPE	Full Repairing & Insuring (No Schedule of Condtion)

FURTHER INFORMATION

TENANT COVENANTS

The property is let to Express Healthcare Ltd (Company Number: SC704539), an established corporate occupier operating within the resilient healthcare sector. Incorporated in 2021, the tenant has built a solid trading track record in Scotland.

The tenant has a Creditsafe Risk Score of 70, representing low risk. Based on their accounts YE 2025, the company has a Tangible Net Worth of £1.77M.

TENURE

Outright ownership / heritable interest (Scottish equivalent to English freehold).

VAT

All figures are exclusive of VAT which is payable at the preveiling rate.

ANTI-MONEY LAUNDERING

To comply with anti-money laundering regulations we are legally required to undertake due diligence on prospective purchasers which will at the minimum include proof of identity/address and funding. Applicable documentation will therefore be required on agreement of Heads of Terms.

PROPOSAL

Ryden are instructed to seek offers over £180,000 (exclusive of VAT) representing a net initial yield of 8.45% (assuming purchaser's costs of 1.97%).

FOR SALE

RETAIL PHARMACY INVESTMENT OPPURTUNITY

158 SQ M
(1,702 SQ FT)

12 BARNTON STREET
STIRLING
FK8 1NB

GET IN TOUCH

Please get in touch with our letting agent for more details.

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