



100% RATES
RELIEF



Prominent Corner Positioned Shop Unit

54/56 Barnton Street, Stirling FK8 1NA

Location

Stirling is widely regarded as one of Scotland's busiest and most popular tourist and business locations. The city benefits from a superb location, allowing easy access by road and rail to all other main cities throughout the country. Stirling lies approximately 20 miles north east of Glasgow and around 38 miles north west of Edinburgh and provides access to 75% of Scotland's population within a 40 mile radius.

The subjects are situated on Barnton Street at its junction with Viewfield Place. Barnton Street is a main thoroughfare connecting with Murray Place in the heart of the city centre. The location is a short walk from the prime shopping area of the city centre, including the Thistle Shopping Centre, railway and bus stations.

There is a strong resident student population locally. The Sheriff Court lies adjacent to the subjects and surrounding occupiers

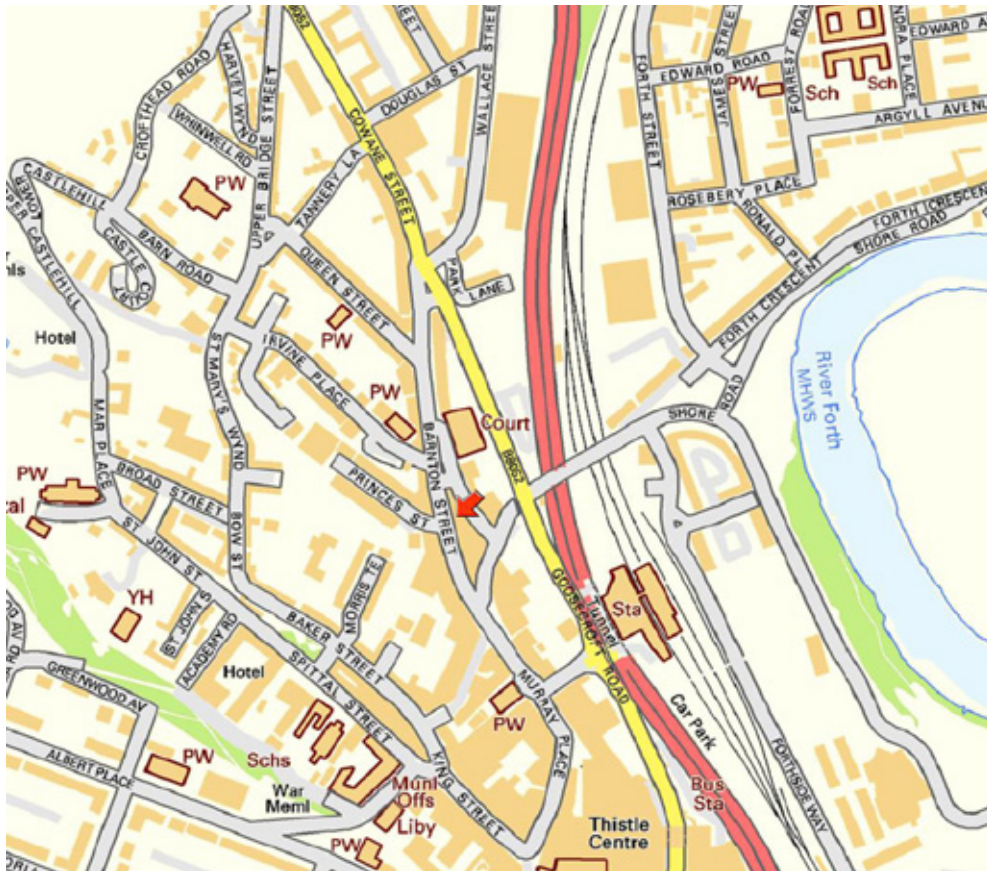
include Rogue Beauticians, Scottish Health Council, Velocity 44, Shelter and Amore Hair & beauty.

Description

The subjects comprise a corner positioned ground floor shop unit within a 4 storey blond sandstone tenement. The shop benefits from excellent return frontage with full height glazing on both elevations. Internally, the premises are arranged to provide a main retail / sales area with an office, a kitchen/ staff area and WC to the rear. Finishes internally include a timber floor with a vinyl overlay, plaster and painted walls and a suspended ceiling with modern integrated light fittings. The premises are alarmed.

Floor Area

Net Internal Area: 727 sq ft (67.54 sq m)



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Terms

The premises are held on a full repairing and insuring lease expiring 31 March 2020. The passing rent is £11,550 per annum.

Our client seeks to assign or sub lease their interest. Alternatively we would be prepared to discuss a longer lease direct with the landlord.

Business Rates

RV	£12,000
UBR	£0.466 (2017/18)
Payable	£5,592

The premises qualify for 100% rates relief under the small business bonus scheme. For further information contact the Director of Finance at Stirling Council.

Energy Performance Certificate

A copy of the EPC will be provided on application.

Legal Costs

Each party to bear their own legal costs and outlays including VAT incurred.

Viewing

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