



Ground & Basement Retail Premises with Restaurant Consent with Take Away

26/28 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. Surrounding occupiers include a mix of local and national

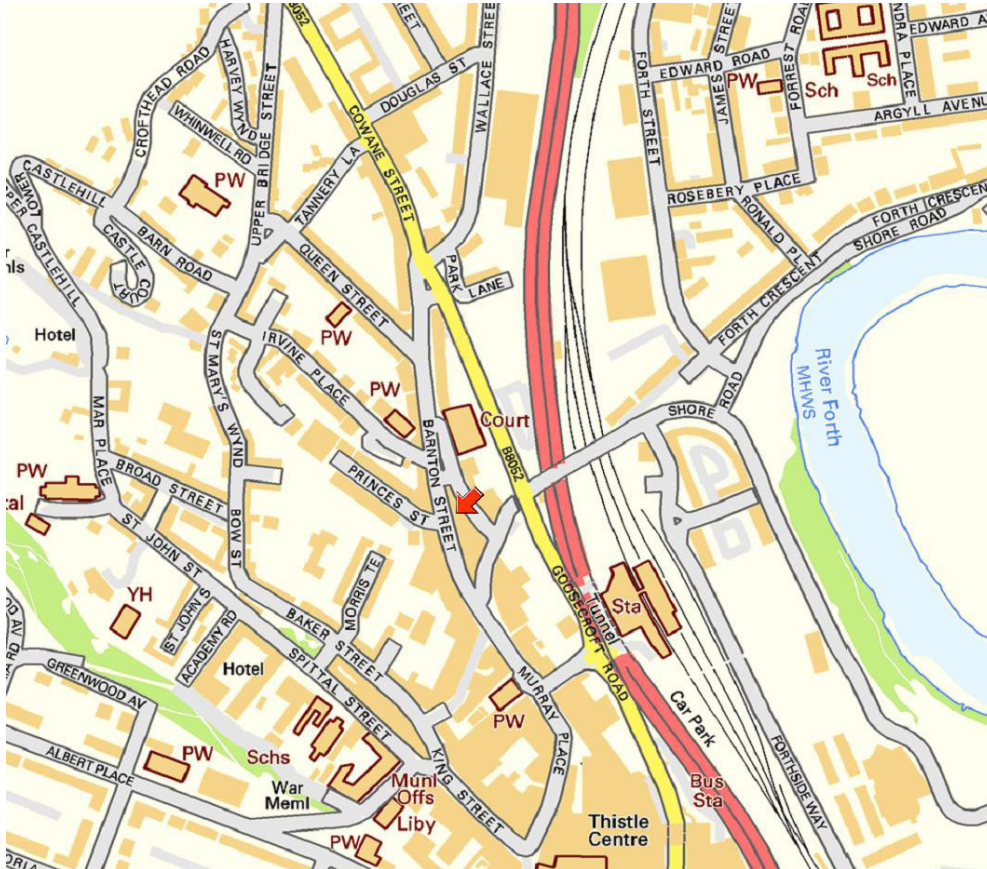
retailers including Golden Tree Estate agents, Excellent Tailoring and Alterations, Mint Leaf Nepalese Restaurant, Capsule Pharmacy and Baynes Bakers.

Description

The premises comprise a ground and basement floor within a 4 storey mid terraced retail unit. The property benefits from extensive glazed frontage. Internally, the subjects are arranged to provide a good sized retail area over the ground floor with the basement providing storage and WC.

Floor Areas

Ground Floor	678 sq ft	(63 sq m)
Basement	700 sq ft	(65 sq m)
Total	1,378 sq ft	(128 sq m)



Rent / Terms

Offers over £13,500 per annum are invited.

The premises are offered by way of a new full repairing and insuring lease for a period to be agreed.

Planning

A change of use to form a restaurant with a takeaway facility (class3) was granted on 21st May 2019. Application no. 19/00147/FUL. The Premises have been used as a bakery and sit in café.

Business Rates

RV	£12,100
UBR	£0.498 (2024/25)
Payable	£6,025
Discount	£5,875

The premises qualify for 97.50% rates relief under the small business bonus scheme. For further information contact the Director of Finance at Stirling Council.

Energy Performance Certificate

EPC Band - E.

Legal Costs

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

Viewing

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