

# TO LET

## STIRLING – 50 Murray Place FK8 2BX

### Prime Retail Unit



#### Location

Stirling is a historic city situated approximately 30 miles north west of Edinburgh and 25 miles north east of Glasgow. The city benefits from a resident population of approximately 46,000 people whilst some 55% of Scotlands population live within a one hour drive time of the City Centre. The City boasts a number of prominent tourist attractions and a highly regarded university.

Transport connections are excellent with the M9 connecting to Edinburgh and the M80 connecting west to Glasgow. The city also benefits from a mainline rail station connecting to Edinburgh, Glasgow and Aberdeen.

The subject property occupies a highly prominent position overlooking Murray Place and directly adjacent to the Thistle Shopping Centre, home to major retailers such as **H&M, Debenhams, Marks & Spencer and Next**. Immediate adjacencies include **Argos, Pizza Express and McDonalds**.

#### Viewing and further information

By appointment via the joint agents

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Date of Issue: May-2017

#### Description

The subject premises comprise a retail unit arranged over ground and first floors. We estimate that the premises extend to the following approximate NIA.

#### Accommodation

Ground Floor	128 sq m	1,382 sq ft
First Floor	496 sq m	5,338 sq ft
<b>Total</b>	<b>624 sq m</b>	<b>6,720 sq ft</b>

#### Rent

Rental offers in excess of **£60,000** per annum are invited.

#### Terms

The property is available by way of a new full repairing and insuring lease for a period to be agreed and incorporating a regular rent review pattern.

Full vacant possession is available.

#### Rates

We are verbally informed by the Local Rating Authority that the current Rateable Value of the property is £66,500. The UBR for 2017/2018 is 49.2p.

Interested parties are advised to make their own enquiries with the Local Authority for verification purposes.

# CBRE

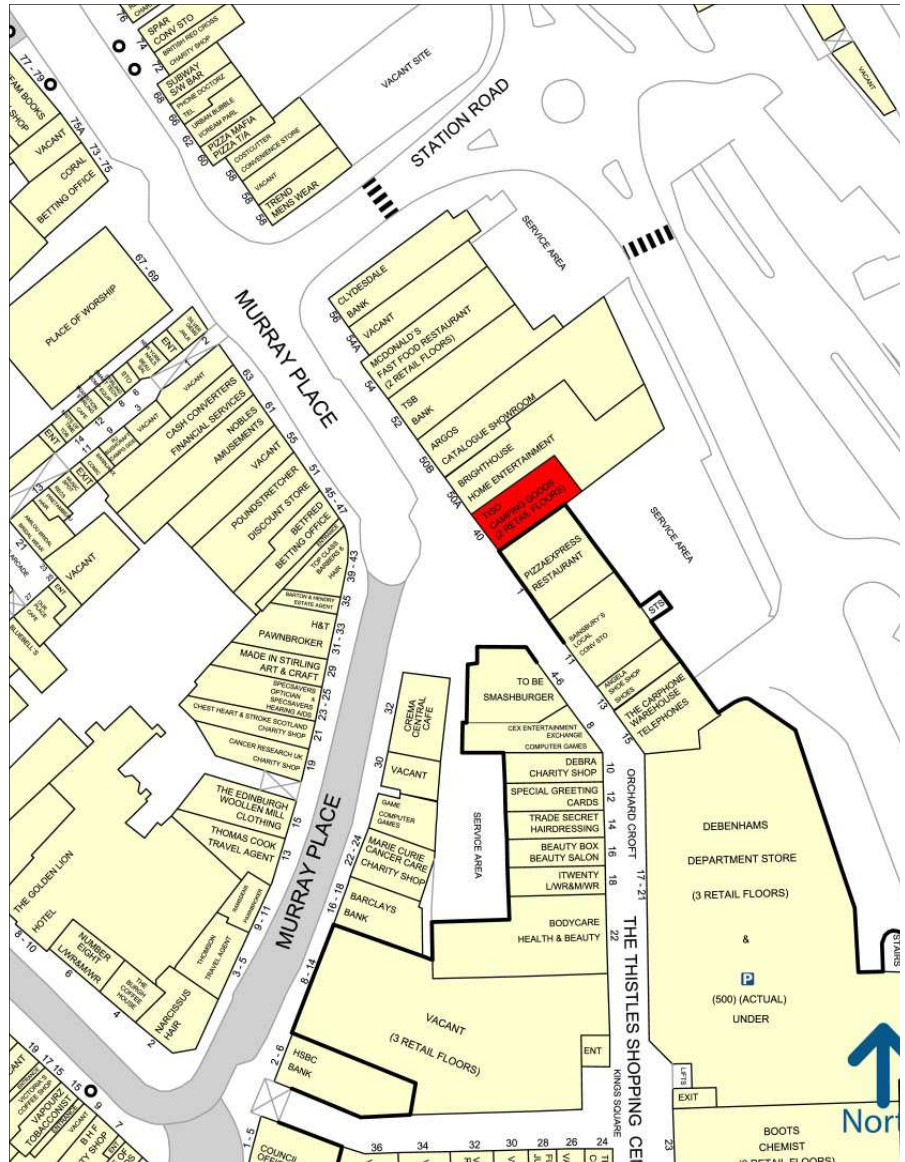
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#### Legal Costs

Each party shall be responsible for their own legal costs incurred with this transaction, with the ingoing tenant being responsible for Tax, Registration Dues and VAT incurred thereon.



Not to scale.

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