



**TO LET**

**PROMINENT HIGH ST RETAIL UNIT**

**14 KING STREET, STIRLING**



- CLASS 1 RETAIL USE
- LOCATED IN THE HEART OF SCOTLAND'S 3<sup>RD</sup> CITY
- PROMINENT RETAIL FRONTAGE
- FLEXIBLE LEASE TERMS AVAILABLE
- TOTAL NET INTERNAL AREA 194.53 sq m (2,094 sq ft)

**Redpath Bruce LLP Chartered Surveyors**

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**LOCATION:** Stirling is located 36 miles from Edinburgh via the M9, 26 miles from Glasgow via the M80 and 11 miles from Falkirk. Stirling also connects throughout Scotland via the rail network and the rest of the UK with a regular service to London. With a population of over 90,000 and a catchment of over 250,000 within a 6 mile radius, Stirling is the focus for commercial and retail activity in the Central region.

**SITUATION :** The property is situated on the north side of King Street just off Port St, the retailing heart of the town. The unit benefits from being on the pedestrian route to Stirling Castle and is opposite the main entrance to the Thistles Shopping Centre providing ample town centre car parking.

**DESCRIPTION :** The property consists of a retail unit based over ground and basement floors with commercial and residential use on the upper floors.

**ACCOMODATION:** The subjects extend to the following approximate areas:

Ground Floor	Zone A	719sq ft
	Zone B	129sq ft
	Rear Storage	755sq ft
Basement		491 sq ft

**Total NIA** **2,094sq ft (195 sqm)**

**LEASE TERMS:** The landlord will look at flexible lease terms. Offers are invited.

**LEGAL COSTS :** Each party is to be responsible for their own legal costs.

**VAT:** The property is elected for VAT and therefore, VAT will payable on the rent.

**VIEWING :** By arrangement with Sole Letting Agents.

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**LOCATION MAP** Postcode: (Satnav)

**FK8 1AY**

#### PROPERTY MISDESCRIPTIONS ACT 1991

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