



Trophy Centre

www.trophycentre.co.uk

RETAIL UNIT

- > LOCATED IN STIRLING CITY CENTRE
- > EXTENDS TO 78.31 SQ M / 843 SQ. FT
- > PROMINENT FRONTAGE ONTO UPPER CRAIGS NEAR ITS JUNCTION WITH PORT STREET
- > HIGH FOOTFALL LOCATION
- > RENTAL: £12,000 PER ANNUM

TO LET

8-14 UPPER CRAIGS, STIRLING, FK8 2DG

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LOCATION

Stirling has a resident population in the region of 45,000, whilst the wider Stirling Council area has a population of 90,000. Stirling is located in the heart of Scotland and adjacent to the M9 motorway, which links it to Glasgow and Edinburgh. Stirling has a busy mainline railway station providing regular connections to all of Scotland’s main cities. The subjects are situated in a prominent position on the southwest side of Upper Craigs.

Upper Craigs is a popular secondary retailing thoroughfare located close to the Thistle Shopping centre, and the subject property will also receive benefits as a result of the Upper Craigs Project. The Upper Craigs Project aims to enhance public spaces in Stirling, Scotland, by improving pedestrian areas, lighting, landscaping, and accessibility features. This revitalisation effort is expected to positively impact commercial properties in the area by creating a more attractive and accessible environment, potentially increasing foot traffic and business opportunities.

DESCRIPTION

The subjects offer a ground floor unit, contained within a larger 4-storey building. Externally the subject benefits from a large glazed frontage, suitable for branding opportunities and displays.

Internally, the subjects are laid out as an open plan sales to the front of the property, with a tea prep and W/C facilities to the rear. The western side of the property also contains a large stock room area, which could also be used as more sales space.

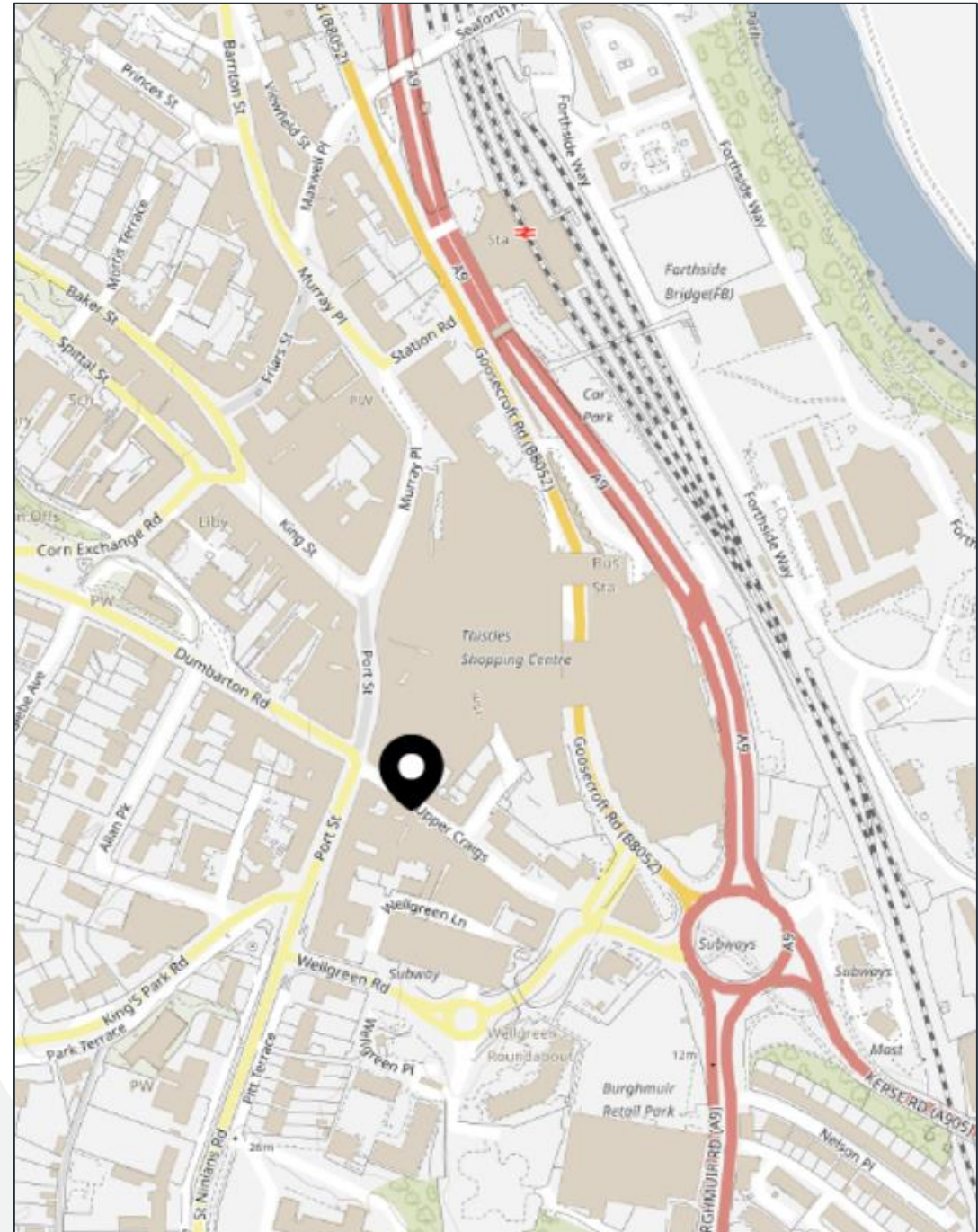
ACCOMMODATION

The below areas, which have been calculated from on-site measurements, have been calculated on a Net Internal Area in line with the RICS Code of Measuring Practice (6th Edition):

ADDRESS	SQM	SQFT
Ground Floor	78.31	843
Total	78.31	843

VAT

Unless otherwise stated, all prices, premiums and rentals are quoted exclusive of VAT.



RENTAL

Our client is inviting rental offers in of £12,000 per annum.

RATING

The subjects are entered into the current valuation roll with a rateable value of £14,500.

The rate poundage for 2024/2025 is 49.8p to the pound.

PLANNING

We understand that the property has planning consent for its existing use. It will be incumbent upon any tenant to satisfy themselves in this respect.

EPC

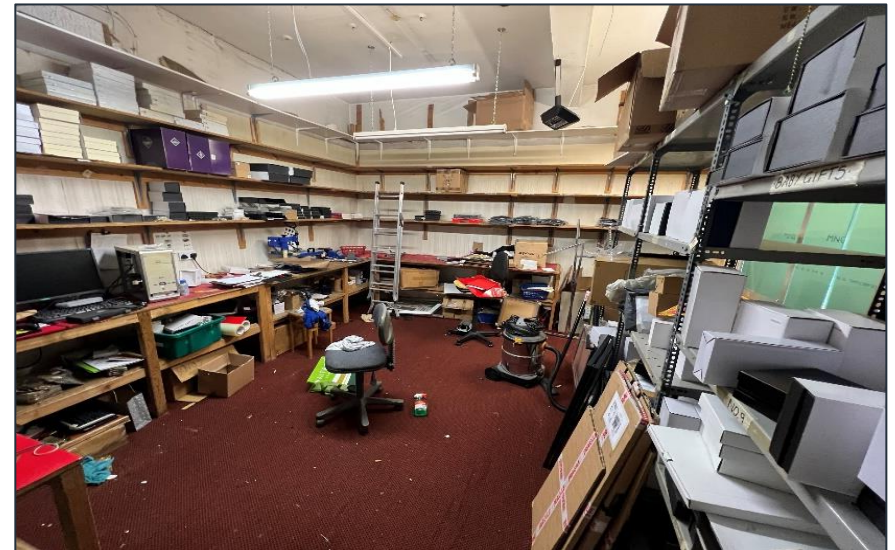
A copy of the Energy Performance Certificate can be made available upon request.

LEGAL COSTS

Please note that each party is to bear their own legal costs in relation to any letting or transaction. However, the in-going tenant will be responsible for any LBTT, registration dues and any VAT incurred thereon.

ANTI MONEY LAUNDERING REGULATIONS

The money laundering, terrorist financing and transfer of funds (information on the payer) regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the transaction to proceed.



For further information or viewing arrangements please contact the sole agents:

Shepherd Chartered Surveyors 1st Floor, 11 Gladstone Place, Stirling, FK8 2NN

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