

## OFFICE PREMISES

- > LOCATED IN THE HEART OF STIRLING CITY CENTRE
- > AVAILABLE IN WHOLE OR FLOOR BY FLOOR
- > OFFERS OVER £14,500 PER ANNUM EXCLUSIVE FOR THE WHOLE INTEREST
- > FIRST FLOOR £7,000 PER ANNUM
- > SECOND FLOOR £7,500 PER ANNUM
- > DEDICATED CAR PARKING
- > OFFICES EXTENDS TO 306.94 SQM / 3,304 SQFT
- > OPEN PLAN OFFICE ACCOMMODATION



# OFFICES TO LET

**72-74 MURRAY PLACE, STIRLING, FK8 2BX**

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## LOCATION

Stirling is located in the heart of Scotland and has a resident population in the region of 45,000, whilst the wider Stirling Council area has a population of 90,000. Stirling has excellent transport links being adjacent to the M9 motorway, which links it to Glasgow and Edinburgh. The property also benefits from a bus and taxi rank immediately outside and the city's main line railway is only 0.1 miles away.

The subjects are situated in a prominent position on the northeastern side of Murray Place, a popular trading location and a busy pedestrian and vehicle thoroughfare. Occupiers in the immediate vicinity include Spar, Subway and Cancer Research. The subjects are also within proximity to the Thistle Centre, which is Stirling's prime retailing location.

## DESCRIPTION

The subject comprises offices on the upper floors of an end terraced, three storey, brick building with a smooth rendered finish.

The offices are accessed via a communal stair between the retail units. Both offices provide open plan accommodation and male & female WC's. There is dedicated car parking at the rear of the building.

## RENTAL

Our client is offering an all-inclusive rent of £7,000 per annum for the first-floor office, and an all-inclusive rent of £7,500 per annum for the second-floor office.

## RATING

The subjects are currently entered in the current valuation roll at £20,250. Please refer to the Scottish Assessors portal for further information [www.saa.gov.uk](http://www.saa.gov.uk).

The rate poundage for 2023/2024 is 49.8p to the pound.

## EPC

A copy of the Energy Performance Certificate can be provided to interested parties.

## LEGAL COSTS

Please note that each party will be responsible for their own legal costs relative to any letting or transaction.

## PLANNING

We understand that the premises currently benefit from planning consent for its existing use. The premises would be suitable for alternative uses, subject to obtaining the appropriate planning consent.

## 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 purchase, before the transaction can proceed.

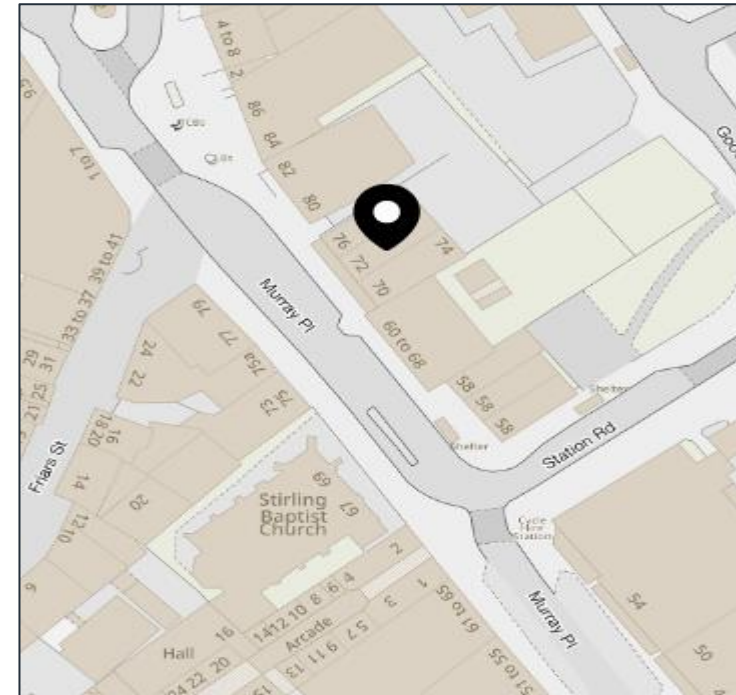
## VAT

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

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The below floor areas have been calculated on a Net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6<sup>th</sup> Edition).

ACCOMMODATION	SQM	SQFT
First Floor	151.27	1,628
Second Floor	155.67	1,676
<b>TOTAL</b>	<b>306.96</b>	<b>3,304</b>



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

**Shepherd Chartered Surveyors 11 Gladstone Place, Stirling FK8 2NN**

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