

FOR SALE



Retail Units For Sale

Flexible Open Plan Layout

High Levels Of Passing Traffic
Subject To Planning

Prominent City Centre Location

NIA:- 65.49 SqM (705 SqFt)

SALE PRICE: £90,000



FIND ON GOOGLE MAPS

7 UPPER CRAIGS, STIRLING, FK8 2DQ

CONTACT:

Aleksander Alfer MA (Hons)

| a.alfer@shepherd.co.uk

| 01786 450438 – 07743 938 319

Alasdair McConnell MA (Hons) MRICS

| a.mcconnell@shepherd.co.uk

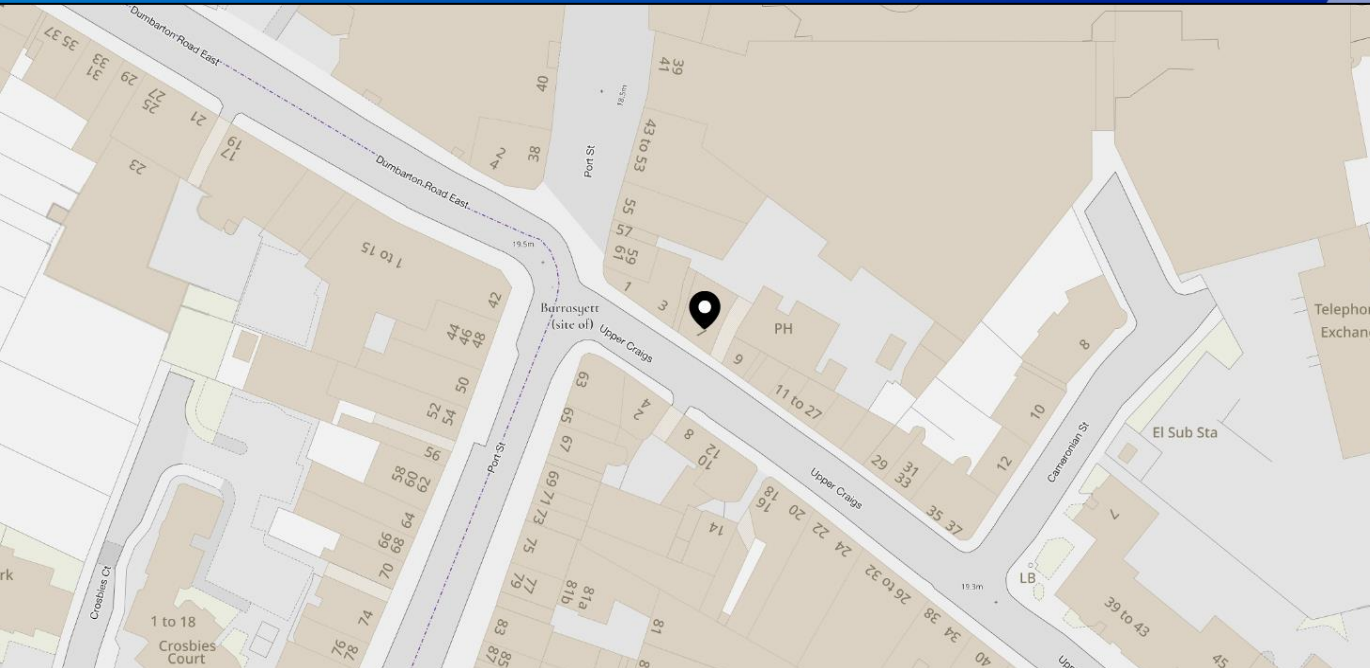
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Location

7 UPPER CRAIGS, STIRLING, FK8 2DQ



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 will also receive benefits as a result of the Upper Craigs Project. The Upper Craigs Project aims to enhance public spaces in Stirling, by improving pedestrian areas, lighting, 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.

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Description

The subjects comprise a ground floor retail premises which forms part of a larger three-storey building. The subjects benefit from a large glazed double frontage, looking onto Upper Craigs.

Internally the subjects are arranged with an open plan retail space to the front of the property, with a rear storage facility, W/C facilities, and tea prep area. Additionally, the subject property is fit-out with ceiling speaker systems and CCTV.



Accommodation

ACCOMMODATION	m ²	ft ²
Ground Floor	65.49	705
TOTAL	65.49	705

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

Sale

Our client is seeking offers in the region of £90,000.

Lease Terms

The property is available for lease on flexible lease terms.

Planning

We understand that the property has planning consent for its existing use. The property may suit alternative uses subject to obtaining all necessary planning consents.

VAT

All figures quoted are exclusive of VAT at the prevailing rate.

Energy Performance Certificate

An Energy Performance Certificate is available upon request.

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction. The ingoing purchaser/tenant will be responsible for any Land and Building Transaction Tax (LBTT) and Registration Dues, if applicable.

Rateable Value

The subjects are currently entered in the current valuation roll at £14,900. Please refer to the Scottish Assessors portal for further information www.saa.gov.uk.

The rate of poundage for 2023/2024 is £0.498 to the pound.

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.

Get in Touch

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

Aleksander Alfer MA (Hons)
E: a.alfer@shepherd.co.uk
M: 07743 938 319
T: 01786 450438

Alasdair McConnell MA (Hons) MRICS
E: a.mcconnell@shepherd.co.uk
M: 07393 803 404
T: 01786 450438

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



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