ericyoung&co

Retail

experience ■ judgement ■ service

TO LET

Shop Unit

Unit 33B Marches Mall, The Thistles Shopping Centre, Stirling FK8 2ED

On the instruction of Standard Life Investments

LOCATION

Stirling is a major regional centre in the central belt of Scotland with a catchment of 115,000 people living within 15 minutes. The town is situated approximately 40 miles from Edinburgh and 35 miles from Glasgow.

The Thistles Shopping Centre provides more than 500,000 sq ft of quality retail space with key anchor stores including **Marks and Spencer, Debenhams, Boots** and **Primark**.

The property is located in Marches Mall with nearby retailers including **Primark, Yours Clothing** and **O2.**

DESCRIPTION

The property comprises a retail unit over ground and first floor levels. The property extends to the following approximate net internal areas:

Ground Floor Sales	2,116 sq ft	(165.46 sq m)
First Floor Storage	1,506 sq ft	(71.81 sq m)
Total	**2,554 sq ft**	**(237.27 sq m)**

LEASE

The subjects are available on the basis of a new full repairing and insuring lease subject to 5 yearly rent reviews.

COMMENCING RENTAL

£75,000 per annum exclusive.

RATING

We have been verbally advised by the Rates Authority that the rateable value of the subjects with effect from 1 April 2017 is **£57,500**. (Each new occupier has the right of appeal against this figure).

Based on a rate poundage of 48p, (plus large property supplement of 2.6p) this rateable value will result in an estimated rates liability in financial year 2018/19 of **£29,095**.

SERVICE CHARGE

The estimate annual service charge for the current year (2017) is approximately £31,540.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating = G

DATE OF ENTRY

By arrangement.

LEGAL COSTS

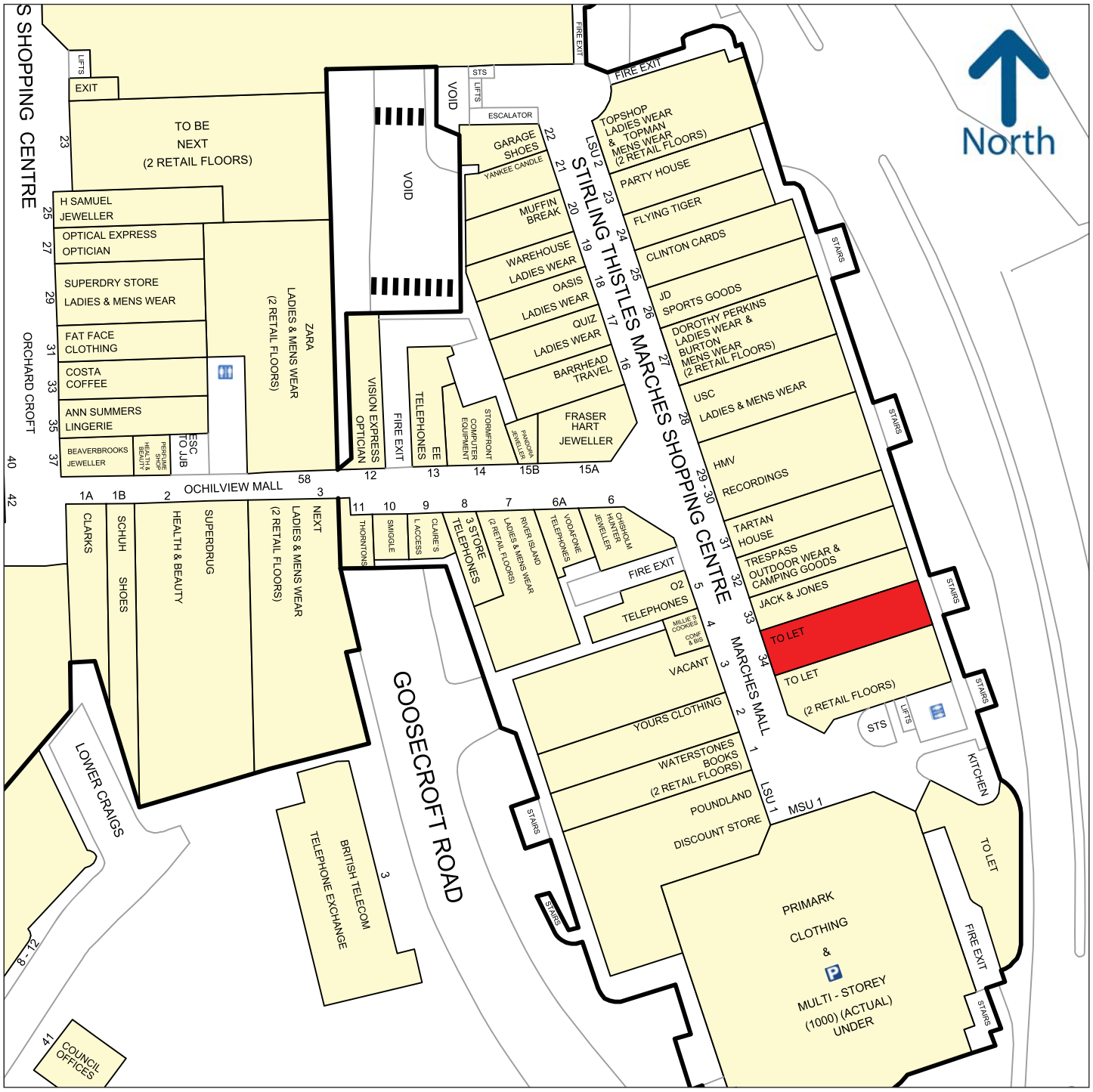
Each party to be responsible for their own legal costs incurred during the transaction. For the avoidance of doubt the ingoing tenant will be responsible for Land and Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.

VIEWING

All viewings are strictly by prior arrangement with Eric Young & Co - 0131 226 2641 or our joint letting agents Savills - 0131 247 3700.

Alastair Rowe
0131 558 5140
arowe@eyco.co.uk

Ian Whelan
0131 558 5121
iwhelan@eyco.co.uk



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AR/JH/STI207
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