







# To Let

**Prime Retail Unit** 

**Unit 44A Kings Mall** 



**PLAY VIDEO** 

THISTLES SHOPPING CENTRE STIRLING | FK8 2EA



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#### 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 & Spencer, Boots and Primark.

The property is located close to other occupiers including M&S, Lush, Card Factory, Joules, Costa, Beaverbrooks, Clarks and Schuh.

#### **Accommodation**

The premises are arranged over ground and basement levels, comprising the following approximate net internal areas:

Ground	873 sq ft	81.1 sq m
Basement	415 sq ft	38.6 sq m
Total	1,288 sq ft	119.7 sq m

#### Rent

On application.

#### **Tenure**

The property is available by way of a new 10 year Full Repairing and Insuring lease, subject to 5 yearly upward only rent reviews.

#### **Rates**

Rateable Value	£22,750
UBR (2024/25)	£0.498
Rates Payable	£11,330 pa

(Interested parties are advised to make enquiries with the Local Authority.)

# **Service Charge**

The service charge for the current financial year is approx. £15,765 per annum.

# **Legal Costs**

Each party to be responsible for their own legal and professional costs incurred in this transaction.

### **EPC Rating**

Rated F - Full Energy Performance Certificate available on request.

The Agents for themselves and for the vendors are lessors of this property whose agents they are, give notice that: (a) The particulars are produced in good faith, are set out as a general guide only and do not constitute part of a contract. Intending purchasers or tenants must satisfy themselves independently as to the accuracy of all matters on which they intend to rely. (2) No person in the employment of The Agents has any authority to make or give any representation warranty whatsoever in relation to this property. (3) The images, floorplans, dimensions and floor areas in the brochure are indicative only.

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