





# To Let

**Prime Retail Unit** 

**Unit 26 Marches Mall** 



**PLAY VIDEO** 

THISTLES SHOPPING CENTRE STIRLING | FK8 2EA



T: 0131 247 3746

E: isla.monteith@savills.com

**Charlie Hall** 

T: 0131 247 3705

E: charlie.hall@savills.com

Ruari Hobkirk

T: 0131 558 5123

E: rhobkirk@eyco.co.uk



## 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 HMV, Clinton Cards, Flying Tiger and Fraser Hart.

#### **Accommodation**

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

Ground	2,072 sq ft	192.50 sq m
First	631 sq ft	58.62 sq m
Total	2,703 sq ft	251.12 sq m

## Rent

Offers of £65,000 per annum exclusive are invited.

#### **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	£27,250
UBR (2023/24)	£0.498
Rates Payable	£13,571 pa

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

# **Service Charge**

The service charge for the current financial year is approx. £26,460 per annum.

# **Legal Costs**

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

# **EPC Rating**

Rating to be confirmed

The Agents for themselves and for the vendors are lessors of this property whose agents they are, give notice that (1) 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. RH/JH/STI352 - Date of publication: 8 December 2022