



# Thistles

STIRLING

## To Let

Prime Retail Unit

Unit 26 Marches 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 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
<b>Total</b>	<b>2,703 sq ft</b>	<b>251.12 sq m</b>

## 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
<b>Rates Payable</b>	<b>£13,571 pa</b>

(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