TO LET - OFFICE / RETAIL UNIT

Stirling Station, Stirlingshire FK8 1PF

This excellent business opportunity comprises a modern self contained Office / Retail unit situated prominently at the front of Stirling Station. It benefits from DDA access, main door entry & existing modern fit-out. The unit has connection to water and drainage. The unit is also connected to power and has a small kitchen area & DDA toilet with shower.

Location:
Stirling Railway Station is located on the former Caledonian Railway main line between Glasgow and Perth. It is the junction for the branch line to Alloa and Dunfermline via Kincardine and is also served by trains on the Edinburgh to Dunblane Line and long-distance services to Dundee and Aberdeen and to Inverness via the Highland Main Line.

*The latest figures available from the Office of Rail and Road (ORR) record passenger entries and exits of 2,485,000 for 2019/2020.

2,485,000 +

Annual station footfall*

ADVANCE VENTURES

ScotRail
Scotland's Railway

Office / Retail Unit

Property:

The premises comprise a modern self contained office / retail unit situated prominently at the front of Stirling Station.

The net internal floor area is as follows.

Unit Size:

Ground Floor: 59.90 sq.m. 644 sq. ft.

Rates Services & Insurance:

Rates to be assessed. Interested parties are advised to make their own enquiries to the local planning and building authorities in respect of business rates and planning. Service Charge and Insurance Charge levied by way of a fixed contribution reflecting 7.5% & 2.5% of the Rent payable respectively

Rent:

To be negotiated depending on use but it is likely to comprise a Minimum Guaranteed Rent and/or a rent based on turnover.

Costs:

The ingoing occupier will be responsible for all the Landlord and all the Superior Landlord legal and professional fees.

EPC:

Inspection:

Viewings can only be carried out with prior notice by contacting:

enquiries@advanceventures.co.uk

Advance Ventures is acting on behalf of Abellio ScotRail LTD, a company registered in Scotland with company number SC450732 and as lessor of this property gives notice that: (1) These particulars are produced in good faith but are a general guide only and do not constitute any part of a contract. (2) The property is offered subject to contract and unless otherwise stated all rents are quoted exclusive of VAT. (3) Nothing in these particulars should be deemed a statement that the property is in good condition, free from any deleterious materials or that any services or facilities are in working order. (4) Unless otherwise stated, no investigations have been made regarding pollution, or potential land, air or water contamination. The purchaser or lessee are advised to carry out their own investigations if required. (5) It should not be assumed that the property has all necessary planning, building or other consents required and the purchaser or lessee shall be responsible for obtaining such consents.