

61-63 MURRAY PLACE, STIRLING, FK8 1AD



TOWN CENTRE LOCATION



- New 10yr Lease
- Expiry April 2033
- No Breaks
- Let to Admiral Slots
- Passing Rent: £20,000p.a.x
- Price: £250,000

LOCATION

The property is situated on the south side of Murray Place, adjacent to its junction with Station Road on a prominent position within Stirling town centre.

The City of Stirling is an affluent and historic city located at the heart of Scotland's motorway network and is the main administrative and financial centre for the Stirling Council area. The city is located approximately 30 miles North West of Edinburgh and 25 miles North East of Glasgow, and benefits from major tourist attractions including Stirling Castle and The National Wallace Monument. Stirling has a population in excess of 93,750 people (Stirling Council, 2016), with c. 55% of Scotland's population estimated to live within an hour's drive and approximately 80% within a two hour drive. The city's population is projected to increase by 16.3% to 105,860 people by 2037, significantly ahead of the projected increase for Scotland over the same period. The University of Stirling is one of the city's largest employers, with 14,000 students and over 1,500 staff.

Admiral Stirling is conveniently located just a 3-minute walk away from Stirling Train Station. It's also right next door to Betfred and Cash Converters, and across the road from McDonalds.

PROPERTY

The property comprises the ground floor of a larger multi storey commercial development surmounted by a pitched roof.

Offering a larger multi window display frontage the property benefits from excellent presence with an aluminium framed and glazed frontage.

Internally the property is fitted out in accordance with the tenants corporate specifications with thick commercial carpet throughout the customer areas with linoleum within the staff area and w.c facilities. Lighting along with heating and cooling is recessed within the suspended acoustic tile ceiling.

AREA

The property extends to the following floor area:

Ground
227sqm (2,443sq ft)

EXECUTIVE SUMMARY

The property is held on an internal repairing and insuring head lease on the following terms:

Tenant: Luxury Leisure Ltd t/a Admiral Casinos
Expiry: 18th April 2033 (No Breaks)
Rent Review: 2028
Passing Rent: £20,000p.a.x

RV

£26,500







PRICE

The property is available in a freehold interest for £250,000

V.A.T

The property has been elected for V.A.T. as such the transaction may be treated as a T.O.G.C (transfer of a going concern)

LEGAL

Each party shall bear their own legal costs incurred in the transaction

LEASE & TITLE

Available on request

VIEWING

Whilst it is a good idea to visit a trading business that is being marketed for sale as a customer before making a formal viewing, it is vitally important that such visits are carried out confidentially and that no approach is made to the staff, operators or customers of the business.

Many investments are being marketed confidentially and the staff and locals may not know that the property is on the market, therefore a casual approach can adversely affect the business.

ANTI-MONEY LAUNDERING

In order to comply with anti-money laundering legislation, the successful tenant will be required to provide certain identification documents. The required documents will be confirmed to and requested at the relevant time.



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