

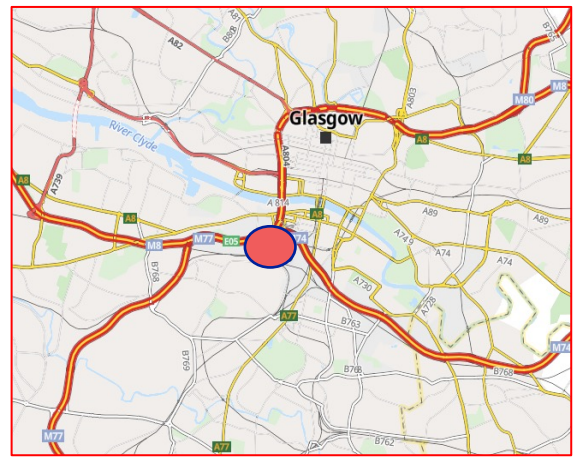


TO LET – SHOWROOM / STUDIO ACCOMMODATION

2,770 – 8,060 SQ FT

42-44 FORTH STREET, STIRLING, FK8 1UF

- Available from May / June 2024
- Well-presented open-plan accommodation over both floors
- Able to be let as a whole or floor-by-floor basis
- Storage space with loading access to the rear
- New FRI lease available



LOCATION

The city of Stirling is situated within the heart of Scotland's Central Belt equidistant between Glasgow & Edinburgh, and Perth. The city has a population of 45,750, the wider Stirling council area has a population of about 91,000.

The premises are situated on the east side of Forth Street within Stirling's mixed use Riverside area immediately.

The surrounding area comprises commercial and residential accommodation where neighbouring occupiers include Hollywood Bowl, Thornbridge Timber Stirling and Stirling Indoor Bowling Club.

Free on-street parking provided whilst Stirling Railway Station is a 10-minute walk south. Junction 10 of the M9 is situated just 2.5 miles west.

DESCRIPTION

- Mid-terraced showroom / studio accommodation
- Internally provides well-presented showroom accommodation over ground and first floor level.
- Internal staircase connects both floors
- 3 phase electrics, gas and water provided



ACCOMMODATION

GIA	SQ M	SQ FT
Ground Floor Showroom	248.42	2,674
Ground Floor Storage	243.04	2,616
1 st Floor Showroom	257.32	2,770
TOTAL	748.78	8,060

BUSINESS RATES

The subjects require to be re-assessed for rates purposes.

EPC – Available on request

VAT – The subjects are elected for VAT.

ASKING TERMS

The subjects are available in whole on the basis of a new FRI lease at a rent of **£30,000 per annum**.

Alternatively, our client may consider letting the subject on a floor-by-floor basis with quoting info available via the agents.

VIEWING & FURTHER INFORMATION

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