



Thistles

STIRLING

To Let

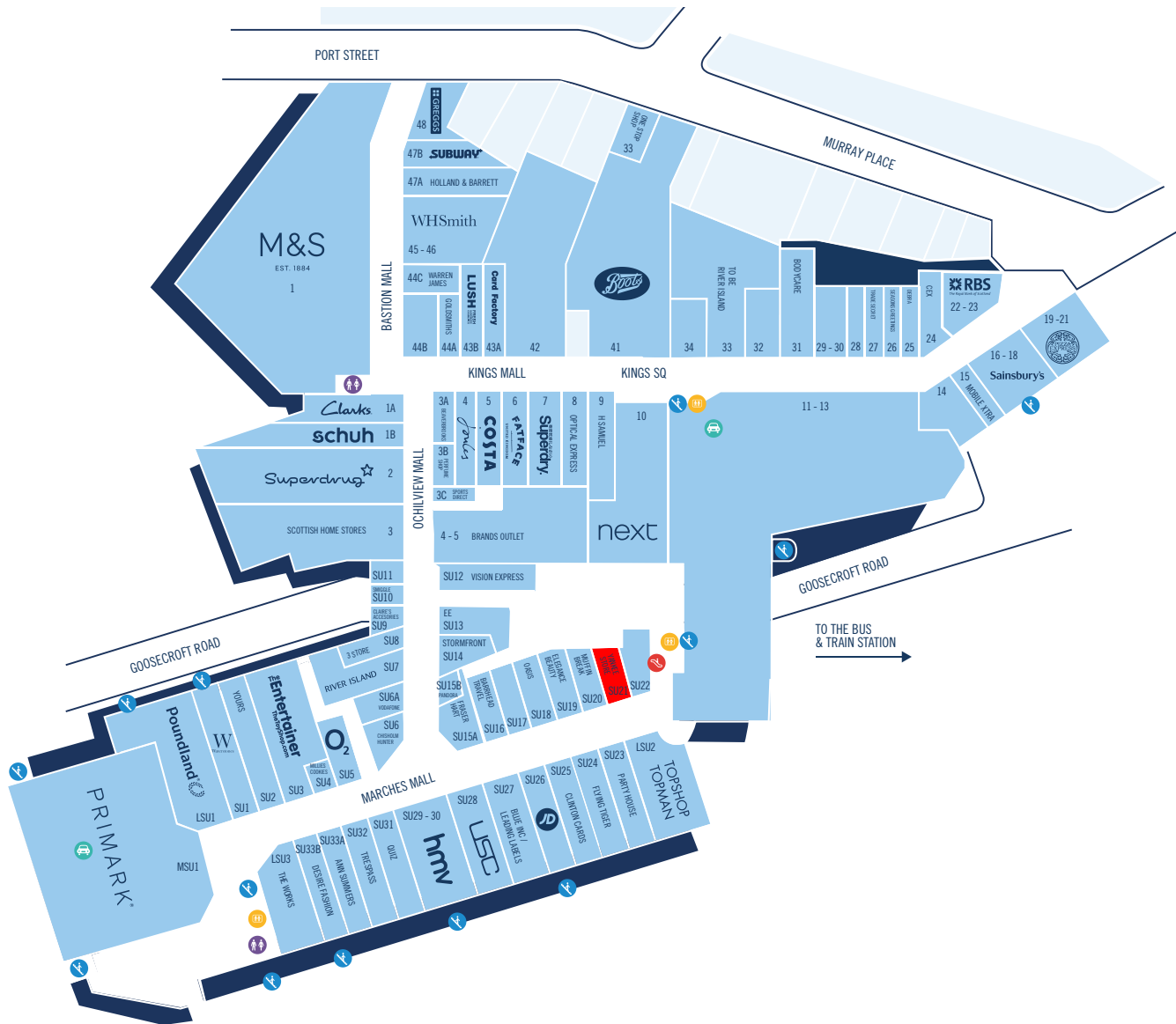
Prime Retail Unit

Unit 21 Marches Mall



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THISTLES SHOPPING CENTRE
STIRLING | FK8 2EA



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 Elegance Beauty, JD, 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	1,111 sq ft	103.22 sq m
First	461 sq ft	42.83 sq m
Total	1,572 sq ft	146.05 sq m

Rent

Further information available upon request.

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	£36,250
UBR (2022/23)	£0.498
Rates Payable	£18,053 pa

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

Service Charge

The service charge for the current financial year is approx. £15,705 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

Isla Monteith
T: 0131 247 3746
E: isla.monteith@savills.com

Charlie Hall
T: 0131 247 3705
E: charlie.hall@savills.com



Alastair Rowe
T: 0131 558 5140
E: arowe@eyco.co.uk

Fraser McMillan
T: 0131 558 5114
E: fmcmillan@eyco.co.uk

