



37 Allan Park, Stirling, FK8 2LT

Coffee Shop / Takeaway / Shop / Office

To Let

£1,200 pcm
(NO VAT)

31 m²
(334 ft²)

SMART&CO.
surveyors & property consultants



SITUATION & DESCRIPTION

With a resident population of almost 50,000 and over 92,500 in the wider Council area, Stirling is an historic city in central Scotland with a respected University, various large employers and many popular tourist attractions.

Due to it's excellent location for easy transport links to the rest of Scotland via mainline rail and motorways, Stirling is a popular base for tourists wishing to explore the highlands and north central Scotland.

Occupying the ground floor within an attractive 4 story period building of traditional stone and slate construction, the premises are currently fitted out internally to a high standard to provide open-plan kitchen and seating space. Situated to the rear is a WC and storage.

The internal layout is flexible and may be altered to suit various uses – subject to agreement with the landlord. Whilst the property is available with the benefit of the current fit out, this can be removed to provide a“blank canvas” for incoming tenants who do not wish to continue the takeaway style business.

Interested parties should discuss this with the agents.

ACCOMMODATION

We have calculated the gross internal area to be 31 m² (334 ft²)

RENT / TERMS

The property is available for lease on terms and for a duration to be agreed. The quoting rent is £1,200 per month. Incentives may be available depending on terms.



BUSINESS RATES

The property is currently entered in the Valuation Roll with a Rateable Value of £12,100 – interested parties should satisfy themselves on this.

LEGAL COSTS

Each party will be responsible for their own legal costs with the incoming tenant responsible for any LBTT and registration dues.

VAT

The premises are NOT elected for VAT, so VAT will NOT be charged on the rent.

VIEWINGS / MORE INFO

All enquiries to the sole agents:

Doug Smart 07850 517 323 doug@smartandco.co.uk

Graeme Duncan 07954 815 365 graeme@smartandco.co.uk



SUMMARY

Opportunity : To Lease Main Street Coffee Shop / Takeaway / Office

Use : By Agreement

Rent : £1,200 per month (NO VAT)

Size : 31 m² / 334 ft²

EPC : On Application

Rateable Value : £12,100

Legals : Each Party to pay their own costs

Viewings : By arrangement with the Sole Agents

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Important Notice: These particulars do not form part of any offer or contract and should not be relied upon as statements or representatives of fact. Smart & Co has no authority to make or give in writing or verbally any representation or warranties in relation to the property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. Smart & Co have not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. In the interest of Health & Safety, please ensure that you take due care when inspecting the property.

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