



# TO LET

Unit 2B The Barracks  
Forthside Leisure Park  
Stirling FK8 1QZ



## Restaurant / Leisure Opportunity To Let

**Rent: Offers Over £60,000 pa**

**Ground Floor: 4,434 sq ft**

### Location

Stirling is located in the Central Belt of Scotland approximately 36 miles north west of Edinburgh and 26 miles north east of Glasgow. The city has a resident population of approximately 95,000 persons and provides easy access by road and rail to all major cities in the country.

The subject property is located within the established Forthside Quarter area of Stirling, situated less than half a mile from the Thistles Shopping Centre, the main retailing thoroughfare in the city centre.

Nearby occupiers include [Nando's](#), [Vue Cinema's](#), [Toast Cafe](#), [Premier Inn](#), [Stirling Beefeater](#) and [Gabe's Diner Bistro](#).

### Description

Constructed in 2008, Forthside Leisure Park benefits from an extensive car park complete over 450 spaces and several EV charging points. The scheme benefits from excellent pedestrian links and connectivity with the city centre via the Forthside Bridge. There are no nearby competing leisure schemes, providing the current operators with strong year round trade.

The subjects comprise a large self-contained restaurant unit within the development. Internally, the subjects provide an open plan space, accommodating up to 120 covers. The unit is currently fitted out to facilitate a restaurant operator however it would be suitable for other leisure uses subject to the relevant planning consents.

### Accommodation

The premises are arranged over ground floor level only and comprise the following approximate net internal area:

Ground Floor: 4,434 sq ft / 412.08 sqm

# ORINSEN

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## Lease

The premises are available by way of a new 10 year FRI lease.

## Rent

Offers in excess of £60,000 pa are invited. The property is elected for VAT and therefore is payable on all outgoings.

## Rates

Rateable Value: £111,000  
UBR (2024/25): £0.559  
Rates Payable: £62,049 pa

## Planning

The premises benefit from having Class 3 (Food & Drink) consent.

## Service Charge / EPC

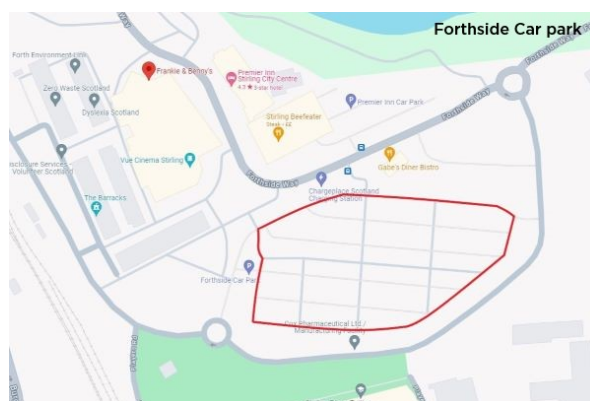
The current on account service charge is £9,110 pa exclusive of VAT. An EPC Report is available on request.

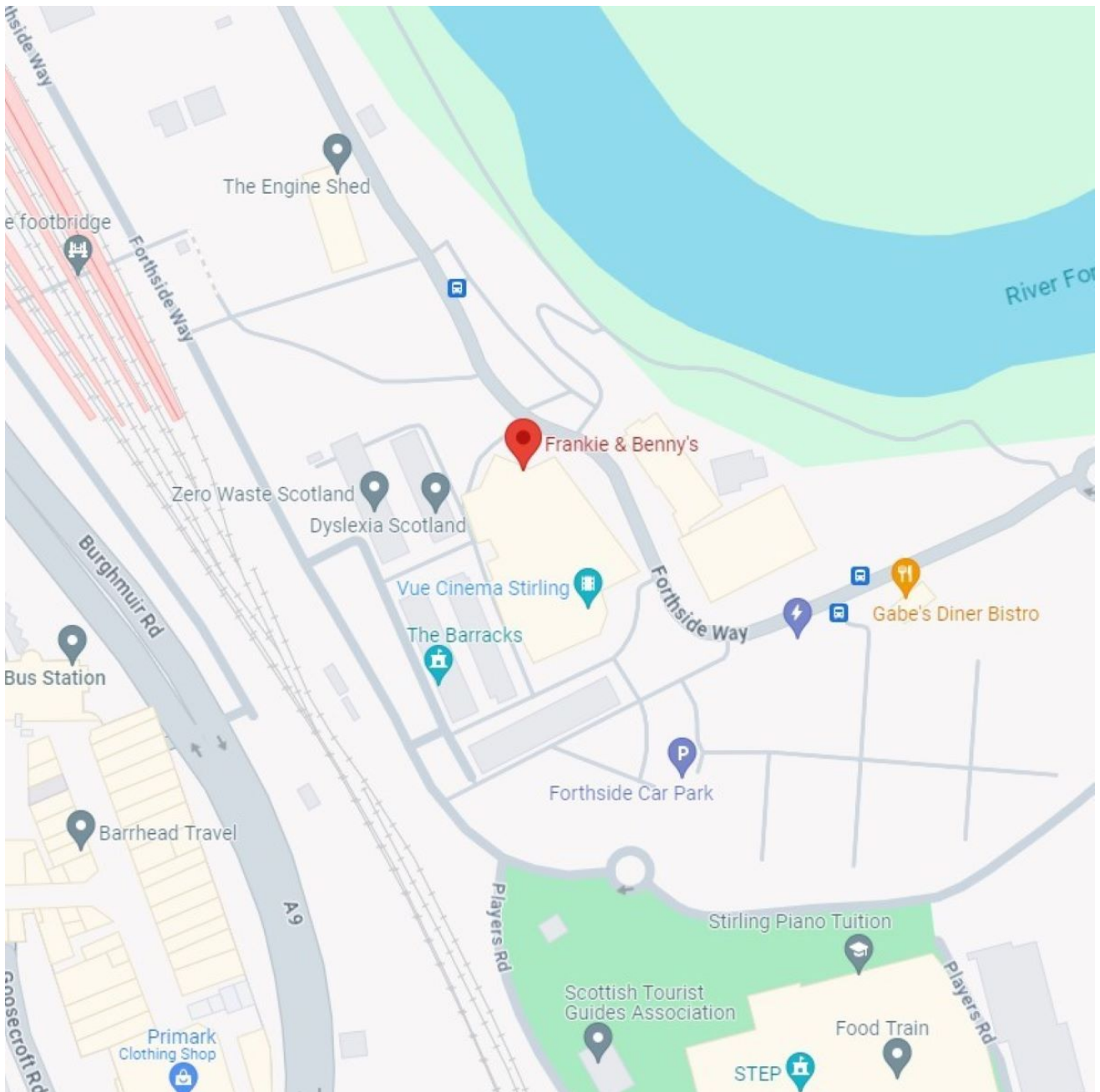
## Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction. For the avoidance of doubt the incoming tenant will be responsible for Land & Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.

## Anti-Money Laundering Regulations

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





Viewing strictly by appointment through ORINSEN

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