

DM HALL

To Let

Attractive City Centre
Office Suite



15 Melville Terrace,
Stirling, FK8 2NE

652 sq ft
(60.57 sq m)

- Attractive ground floor office suite
- Prominent city centre location
- Well-presented throughout
- Offers of £8,250 pax sought
- Net Internal Area 60.56 sqm (652 sqft)

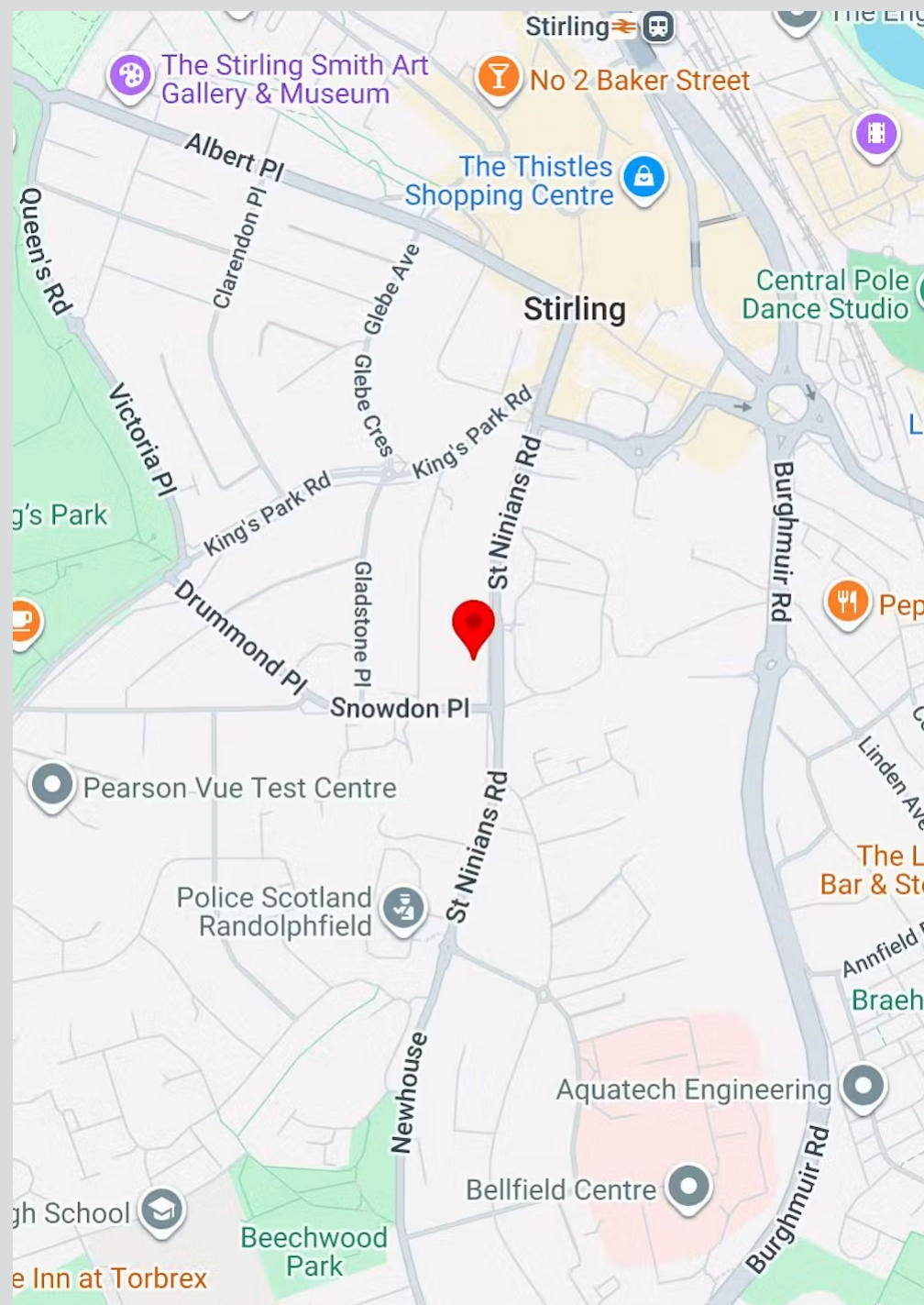
LOCATION

The subjects are located on the western side of Melville Terrace, to the north of its junction with Snowdon Place, lying to the southern periphery of Stirling's principal city centre.

Melville Terrace runs parallel with St Ninians Road, which comprises a principal access route into Stirling's commercial centre from the south and as such the property enjoys excellent accessibility to both the city centre and surrounding road network.

In terms of the surrounding area, this is given over to a variety of commercial and residential usage with occupiers including James Bain & Co Accountants, Etre Beau Ltd and Howat Capital Ltd.

Stirling itself lies within the heart of central Scotland, upon the banks of the River Forth, approximately 26 miles northeast of Glasgow and some 30 miles northwest of Edinburgh. The city forms the main administrative centre for the surrounding district and as such provides extensive retail, leisure and local government facilities.



DESCRIPTION

The subjects comprise a self-contained ground floor office suite, contained within a 3 storey building which is of rendered stone construction, under a pitched and slated roof.

Access is taken via a mutual entrance door to the font of the building with the suite arranged to provide 3 office rooms together with a kitchen and toilet facility.

TERMS

The subjects are offered on normal full repairing and insuring terms for a period to be negotiated incorporating rent reviews at appropriate intervals.

Rental offers of £8,250 per annum exclusive are sought

FLOOR AREA

Name	Building Type	Size	sq m
Ground	Office	652 sq ft	60.57
Total			60.57



EPC

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request.

LEGAL COSTS

Each party to bear their own costs

VAT

All prices quoted are exclusive of VAT which may be chargeable

NON-DOMESTIC RATES

Rates Payable: According to the Scottish Assessors' Association website, the subjects are noted to have a Rateable Value of £5,900, meaning any ingoing occupier should benefit from 100% rates relief under the Small Business Bonus Scheme. Information on business rates can be found: Valuation — Scottish Assessors

VIEWING & FURTHER INFORMATION

Strictly by contacting the sole agents.

ANTI-MONEY LAUNDERING

DM Hall is regulated by HMRC under the Money Laundering Regulations 2017, as amended by the Fifth Money Laundering Directive effective from 10 January 2020. In line with these regulations, we must carry out due diligence checks on all purchasers and vendors. Once an offer is accepted, the purchaser(s) or occupier(s) must provide proof of identity, address, and proof of funds before the transaction can proceed.



Make an enquiry

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PROPERTY REF: ESA3957

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