

TO LET - RETAIL / TRADE COUNTER

42-44 FORTH STREET

STIRLING, FK8 1UF



KEY HIGHLIGHTS

- 6,540 sq ft
- Highly convenient location just north of Stirling City Centre
- Suitable for various uses including retail / trade-counter / clinic / dentist / gym / restaurant
- Convenient public transport links
- Well-presented showroom space over ground and first floor
- Storage space with loading access to the rear
- Generous on-street parking
- Brand new roof being installed October 2025

SUMMARY

Available Size	6,540 sq ft
Rent	£25,000 per annum
Rates Payable	£11,454 per annum
Rateable Value	£23,000
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

DESCRIPTION

Mid-terraced showroom / studio accommodation

Internally provides well-presented showroom accommodation over ground and first floor level.

Large window display area onto Forth Street.

Rear loading direct into storage area.

3 x internal staircases connect the floors

3 phase electrics, gas and water provided

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.

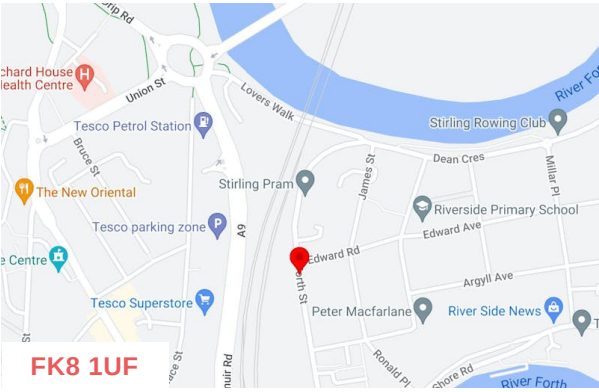
The premises are situated on the east side of Forth Street within Stirling’s mixed use Riverside area immediately. The surrounding area comprises commercial and residential accommodation where neighbouring occupiers include Hollywood Bowl, Thornbridge Timber Stirling and Stirling Indoor Bowling Club.

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.

ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Floor Showroom	2,770	257.34	Available
Ground - Floor Storage	1,000	92.90	Available
1st - Floor Showroom	2,770	257.34	Available
Total	6,540	607.58	



VIEWING & FURTHER INFORMATION

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