

DM HALL

To Let

Licenced Convenience
Store in Busy City
Centre Location

43 Barnton Street,
Stirling
FK8 1HF



52.49 sq m
(565 sq ft)

- Licensed convenience store premises
- Busy city centre location
- Prominent main road frontage
- No goodwill sought
- Offers of £8,000 pax invited
- Stock on acquisition

LOCATION

The subjects are situated on the western side of Barnton Street, lying to the south of its junction with Princes Street, forming part of the northern periphery of Stirling's main city centre.

Stirling itself comprises an important city within central Scotland, lying on 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 providing extensive retail, leisure and local government facilities, having a resident population of over 36,000. The city's position ensures Stirling benefits from excellent communication links with the M9 motorway lying immediately to the west. In addition, Stirling provides direct rail links to Edinburgh, Glasgow and the north.

In terms of the subjects themselves the property enjoys a busy main road frontage to Barnton Street with surrounding occupiers including Top Mark Tattoos, Barnton Street Barbers and Ramsay World Travel.



DESCRIPTION

The subjects comprise retail premises arranged over the ground floor of a 4 storey, stone-built tenement building which is contained under a pitched and slated roof.

The retail frontage to Barnton Street comprises an aluminium/glazed entrance door together with an aluminium framed display window. The frontage has the benefit of internal roller security shutters.

Internally the subjects are arranged to provide main retail area together with two rear storage areas and a toilet facility.

RATEABLE VALUE

Having regard to the Scottish Assessors Association website, we note that the subjects are entered into the current Valuation Roll at a rateable value of £7,100.

The Small Business Bonus Relief Scheme was introduced on the 1st April 2008 and will remain in force for 2026/2027 and, given the rateable value of this suite, eligible businesses will benefit from 100% discount.

LEASE TERMS

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



EPC

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

VAT

All prices quoted are exclusive of VAT which may be chargeable

NON-DOMESTIC RATES

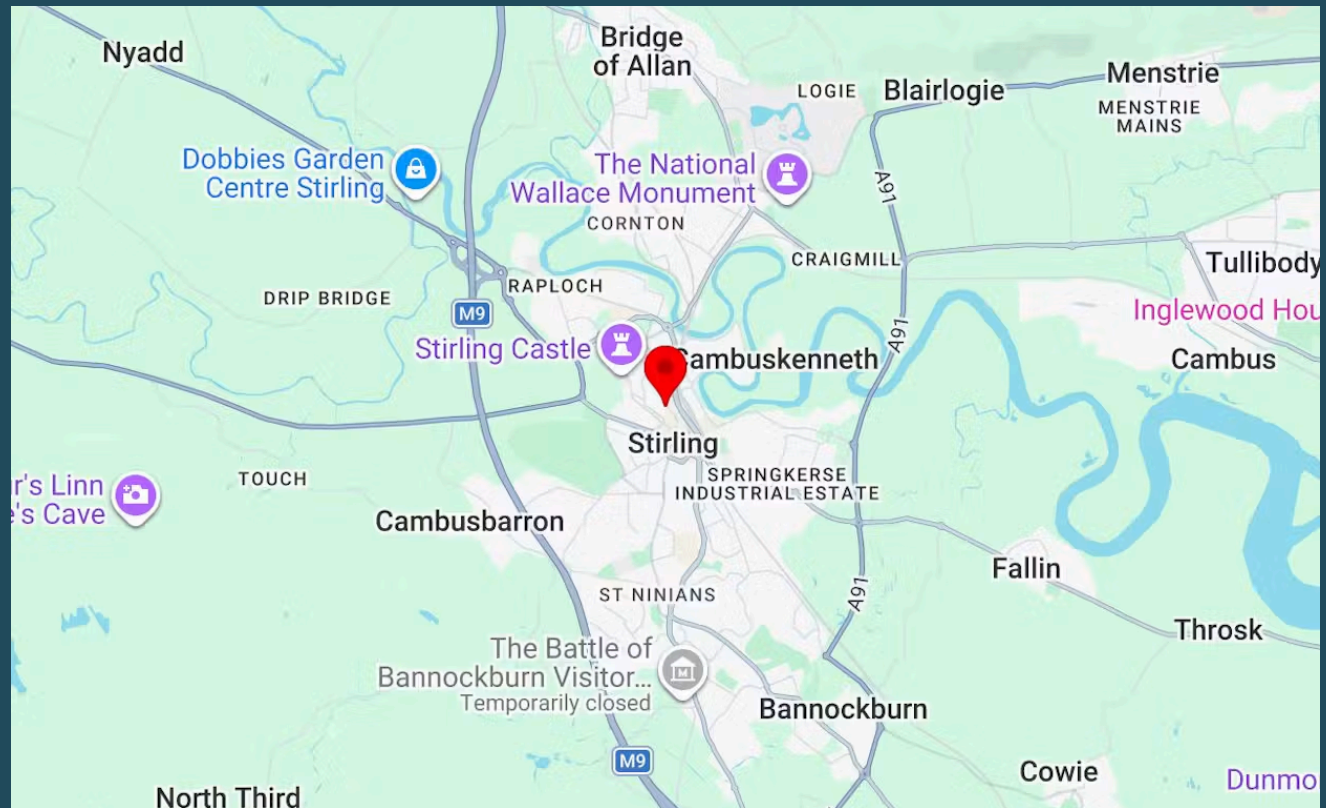
Interested parties should make their own enquiries with the local authority.

VIEWING & FURTHER INFORMATION

Strictly by contacting the sole agents.

ANTI-MONEY LAUNDERING

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Make an enquiry

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DM HALL



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PROPERTY REF: ESA3592

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