

# High Street Retail FOR SALE

**TSA** Property Consultants



## 2 Port Street, Stirling, FK8 2LD

City Centre Cafe Nero Investment | Held on FRI Lease Expiring 2030 | Passing £37,500 per annum | Ground & 1st Floor | Sale o/o £425,000

### Summary

|                |                              |
|----------------|------------------------------|
| Tenure         | For Sale                     |
| Available Size | 2,067 sq ft / 192.03 sq m    |
| Price          | Offers in excess of £425,000 |
| Business Rates | Upon Enquiry                 |
| EPC Rating     | Upon enquiry                 |

### Key Points

- Prime Town Centre Location
- Ground & 1st Floor
- Expiry: June 2030
- Price o/o £425,000
- Return Frontage
- Let on F.R.I Lease To Caffè Nero
- Passing Rent: £37,500p.a.

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## Summary

|                |                                    |
|----------------|------------------------------------|
| Available Size | 2,067 sq ft                        |
| Price          | Offers in excess of £425,000       |
| Business Rates | Upon Enquiry                       |
| Legal Fees     | Each party to bear their own costs |
| EPC Rating     | Upon enquiry                       |

## Description

The property comprises a ground and first floor commercial unit set within a larger 4 storey traditional sandstone development.

The property benefits from a return frontage onto Port Street & King Street on a highly visible position in Stirlings town centre.

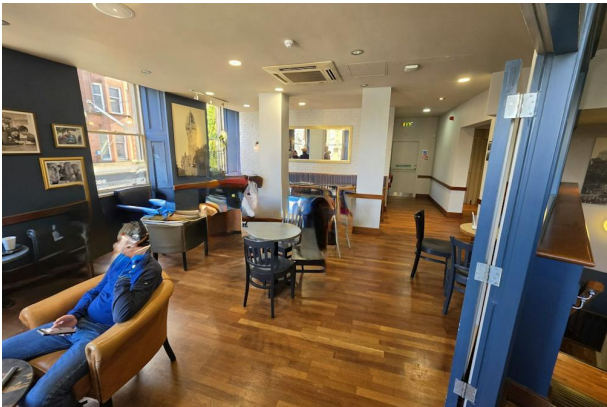
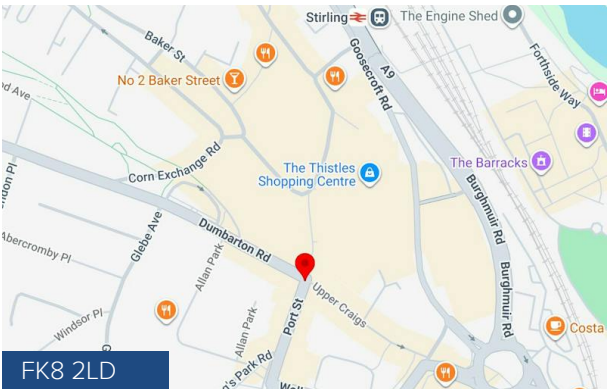
The property has been extensively renovated in accordance with Cafe Nero's corporate specifications with open plan customer seating and ordering space at ground and first floor with partitioned toilets at each floor along with stores, staff room and office.

## Location

The premises are located on the west side of the pedestrianised Port Street opposite Marks & Spencer and The Thistles Shopping Centre.

The Thistles is the established prime fashion pitch in town and contains occupiers such as Zara, Next, H&M, Primark, Greggs & Nationwide

Stirling is located in the heart of central Scotland approximately 36 miles north west of Edinburgh and 26 miles north east of Glasgow. The city benefits from a resident population of approximately 40,000 people along with a number of prominent tourist attractions and a highly regarded university.



## Viewing & Further Information



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**Caffè Nero, 2-4 Port Street Stirling, FK8 2LD**

**Prime Town Centre Location**

- Return Frontage
- Ground & 1st Floor
- Let on F.R.I Lease To Caffè Nero
- Expiry: June 2030
- Passing Rent: £37,500p.a.
- Price o/o £425,000

#### LOCATION

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#### PROPERTY

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#### AREA

The property has been calculated to extend to the following internal area;

Ground: 118.25sqm (1,273sq ft)  
1st: 73.79sqm (794sq ft)

Total: 192.04sqm (2,067sq ft)



## Caffè Nero, 2-4 Port Street Stirling, FK8 2LD

## Prime Town Centre Location

### LEASE SUMMARY

The property is held on a full repairing and insuring head lease to Nero Holdings Ltd t/a Caffè Nero expiring 5th June 2030 at a passing rent of £37,500 per annum with a rent review clause on 6th June 2027. Caffè Nero is a leading independent coffee house chain, founded in 1997 by Gerry Ford. It offers a European-style café experience with high-quality espresso-based drinks, food, and a warm atmosphere. Headquartered in London, the brand operates across 11 countries and stands out as one of Europe's largest independent coffee groups, emphasising premium coffee sourcing and consistent customer experience.

In the UK, Caffè Nero currently runs approximately 650 stores (as of mid-2026), forming the core of its operations with strong high-street and transport hub presence. The wider Nero Group employs over 11,000 staff globally, with more than 7,000 in the UK. UK sales for Caffè Nero reached around £366 million in recent financial years, contributing to the Group's record turnover exceeding £800 million overall. The company continues aggressive expansion, planning dozens of new UK openings annually while delivering steady like-for-like growth.

### V.A.T.

Figures quoted exclusive of V.A.T.

### VIEWING

Whilst it is a good idea to visit a property investment that is being marketed for sale as a customer before making a formal viewing, it is vitally important that such visits are carried out confidentially and that no approach is made to the staff, operators or customers of the business.

Many investments are being marketed confidentially and the staff and locals may not know that the property is on the market, therefore a casual approach can adversely affect the business.



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**Prime Town Centre Location**

## **TSA Property Consultants**

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### **Anti-Money Laundering**

TSA Property Consultants are regulated by HMRC in its compliance with the UK Money Laundering under the 5th Directive of the Money Laundering Regulations, effective from 10th January 2020, the agents are required to undertake due diligence on interested parties.

### **Property Misdescription Act 1991:**

The information contained within these particulars has been checked and unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change out with our control. When we are advised of any change we will inform all enquiries at the earliest opportunity.