



## CITY CENTRE RETAIL INVESTMENT

- > NIA: 226.02 SQM (2,433 SQFT)
- > ATTRACTIVE FRONTAGE ONTO STIRLING'S PRIMARY THOROUGHFARE
- > PASSING RENT £20,000 PER ANNUM
- > UNEXPIRED TERM OF APPROXIMATELY 9-YEARS
- > PRICE: OFFERS INVITED

## INVESTMENT SALE

**61/63 MURRAY PLACE, STIRLING, FK8 1AP**

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## LOCATION

The subjects occupy a prime position on Murray Place, within the city centre of Stirling. Stirling has a central location within Scotland and excellent road connectivity, with access to M9 and M8 both within a 5-mile radius. These provide convenient links to major road networks across the country. The city also offers nearby access to public transportation, with Stirling railway and bus stations located in very close proximity.

Positioned in Stirling's city centre, the property occupies a primary pitch on Stirling's main retailing thoroughfare. Surrounding occupiers are a vibrant mix of local and national businesses, such as McDonald's, Betfred, Sainsbury's and German Donner Kebab.

## DESCRIPTION

The subjects form the ground and first floor of a larger 3 storey building of stone construction. The property benefits from a large glazed display double frontage which looks onto Murray Place.

Internally the unit provides a large open plan sales area to the front of the property, along with staff and customer w/c facilities. The upper floor is used for additional storage accommodation.

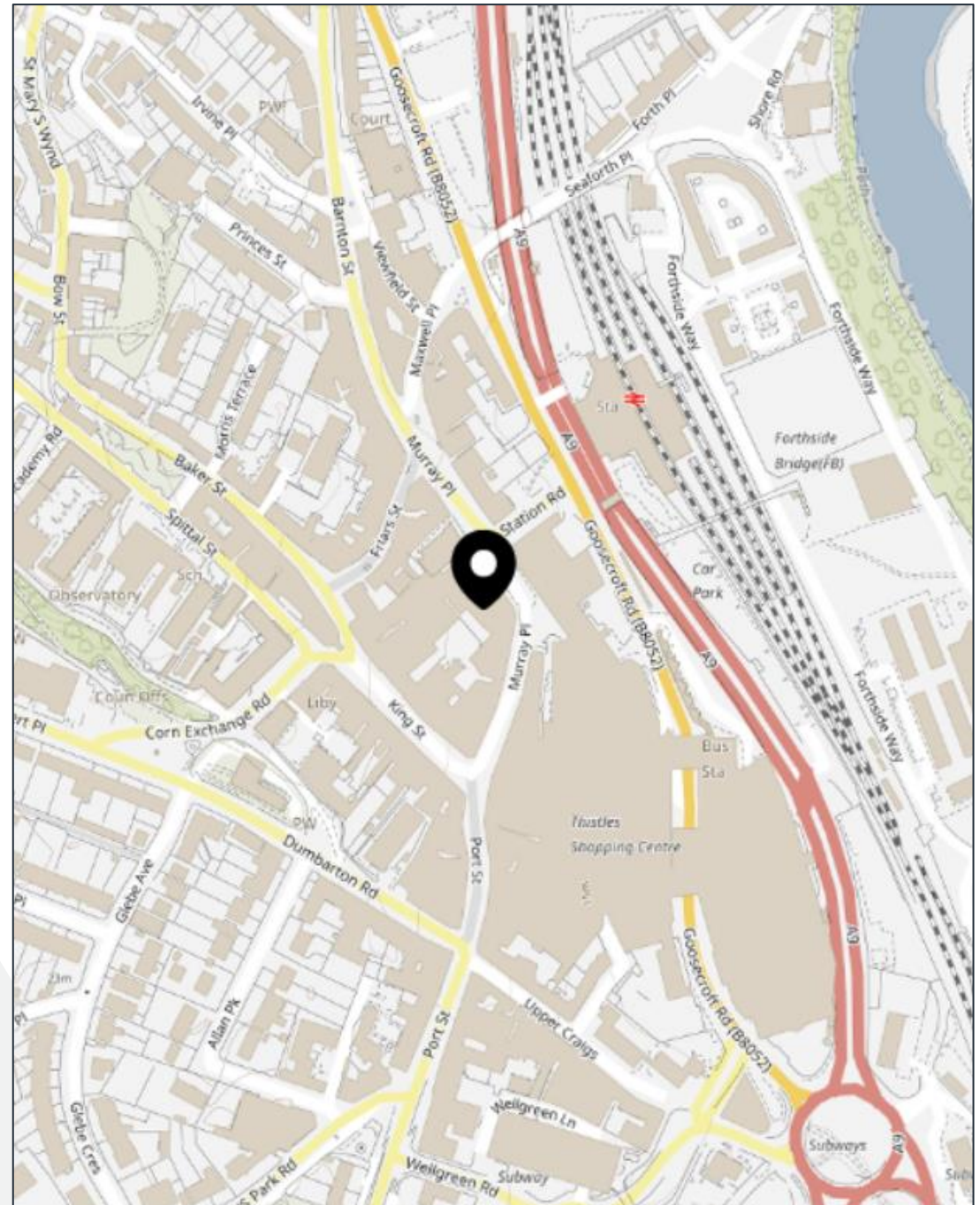
## LEASE TERMS

The subjects are let to 'Luxury Leisure' trading as 'Admiral Casino' on a full repairing and insuring lease, subject to Schedule of Condition. The passing rent is £20,000 per annum, with a lease expiry on 18<sup>th</sup> April 2033. There shall be an open market rent review on the 5<sup>th</sup> anniversary of the date of entry. Further lease information can be made available upon request.

## ACCOMMODATION

The measurements are taken from the Scottish Assessors Portal and provide a net internal area extends as follows:

	SqM	SqFt
Ground Floor	162.93	1,754
First Floor	63.09	679
<b>TOTAL</b>	<b>226.02</b>	<b>2,433</b>



## RATING

The subjects are entered in the current Valuation Roll with a rateables value of £25,500.

The rate poundage for 2024/2025 is 49.8p to the pound.

## SALE PRICE

Offer are invited for our client's heritable interest in the subjects

## EPC

A copy of the Energy Performance Certificate can be made available upon request.

## LEGAL COSTS

Please note that each party will be responsible for their own legal costs relative to any letting or transaction.

## VAT

Unless otherwise stated, all prices, premiums and rentals are quoted exclusive of VAT.

## PLANNING

We understand that the property has planning consent for its existing use. The property may suit alternative uses subject to obtaining all necessary planning consents. It will be incumbent upon any purchaser to satisfy themselves in this respect

## ANTI MONEY LAUNDERING REGULATIONS

The money laundering, terrorist financing and transfer of funds (information on the payer) regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.



For further information or viewing arrangements please contact the sole agents:

**Shepherd Chartered Surveyors 11 Gladstone Place, Stirling FK8 2NN**

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