

# TO LET

## OFFICE PREMISES

Located In The Heart Of Stirling  
City Centre

Dedicated Car Parking

Open Plan Office Accommodation

Offices Extends To 306.94 SqM /  
3,304 SqFt

Rent On Application



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## 72A & 72B MURRAY PLACE, STIRLING, FK8 2BX

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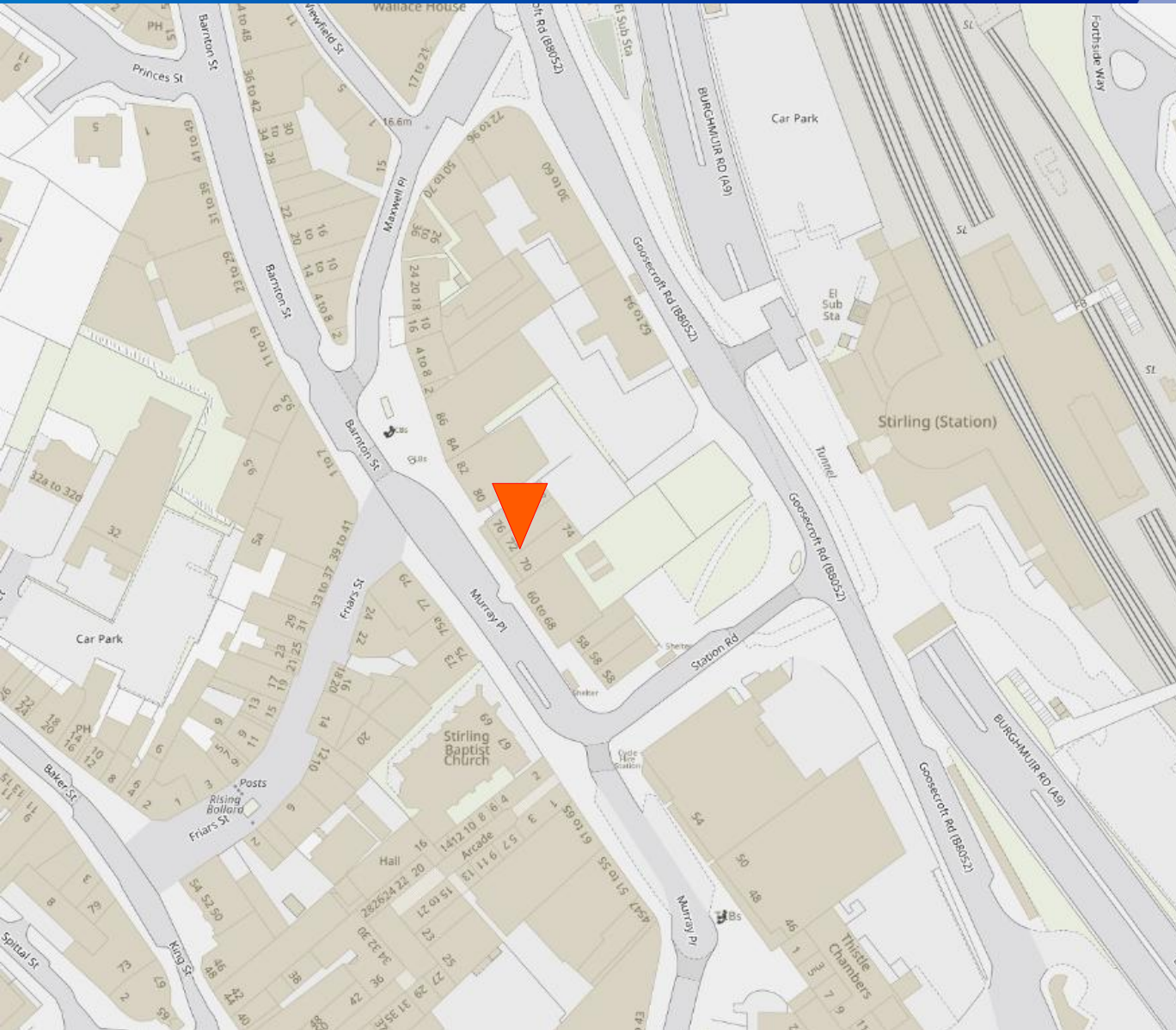






# Location

72A & 72B MURRAY PLACE,  
STIRLING, FK8 2BX



## LOCATION

Stirling is located in the heart of Scotland and has a resident population in the region of 45,000, whilst the wider Stirling Council area has a population of 90,000. Stirling has excellent transport links being adjacent to the M9 motorway, which links it to Glasgow and Edinburgh. The property also benefits from a bus and taxi rank immediately outside and the city's mainline railway is only 0.1 miles away.

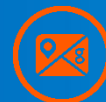
The subjects are situated in a prominent position on the northeastern side of Murray Place, a popular trading location and a busy pedestrian and vehicle thoroughfare. Occupiers in the immediate vicinity include Spar, Subway and Cancer Research. The subjects are also within proximity to the Thistle Centre, which is Stirling's prime retailing location.

## DESCRIPTION

The subject comprises offices on the upper floors of an end terraced, three storey, brick building with a smooth rendered finish.

The offices are accessed via a stairwell between the ground floor retail units. Both offices provide open plan accommodation and male & female WC's. There is dedicated car parking to the rear of the building.

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## ACCOMMODATION

ACCOMMODATION	m <sup>2</sup>	ft <sup>2</sup>
First Floor	151.27	1,628
Second Floor	155.67	1,676
TOTAL	306.96	3,304

The above floor areas have been calculated on a Net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6<sup>th</sup> Edition).

## RENT

Rental On Application

## PLANNING

We understand that the premises currently benefit from planning consent for its existing use. The premises would be suitable for alternative uses, subject to obtaining the appropriate planning consent.

## ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate is available upon request.

## LEGAL COSTS

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

## RATEABLE VALUE

The subjects are currently entered into the Valuation Roll at a combined rateable value of £29,400.

- 72A Murray Place - £16,500
- 72B Murray Place - £12,900

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

## 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 transaction to proceed.

## VAT

All figures quoted are exclusive of VAT.

## Get in Touch

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

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FK8 2NN



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