

TO LET

Prime Retail Units

Prime City Centre Location

High Passing Footfall

Suitable For A Variety Of Uses
(Subject To Planning)

Unit 1 – Available

Unit 2 – Under Offer

Unit 3 – Under Offer

NIA: From 211 sqm / 2,271 sq ft

Rent: On Application



[CLICK HERE FOR GOOGLE MAPS](#)



22-40 PORT STREET, STIRLING, FK8 2LD

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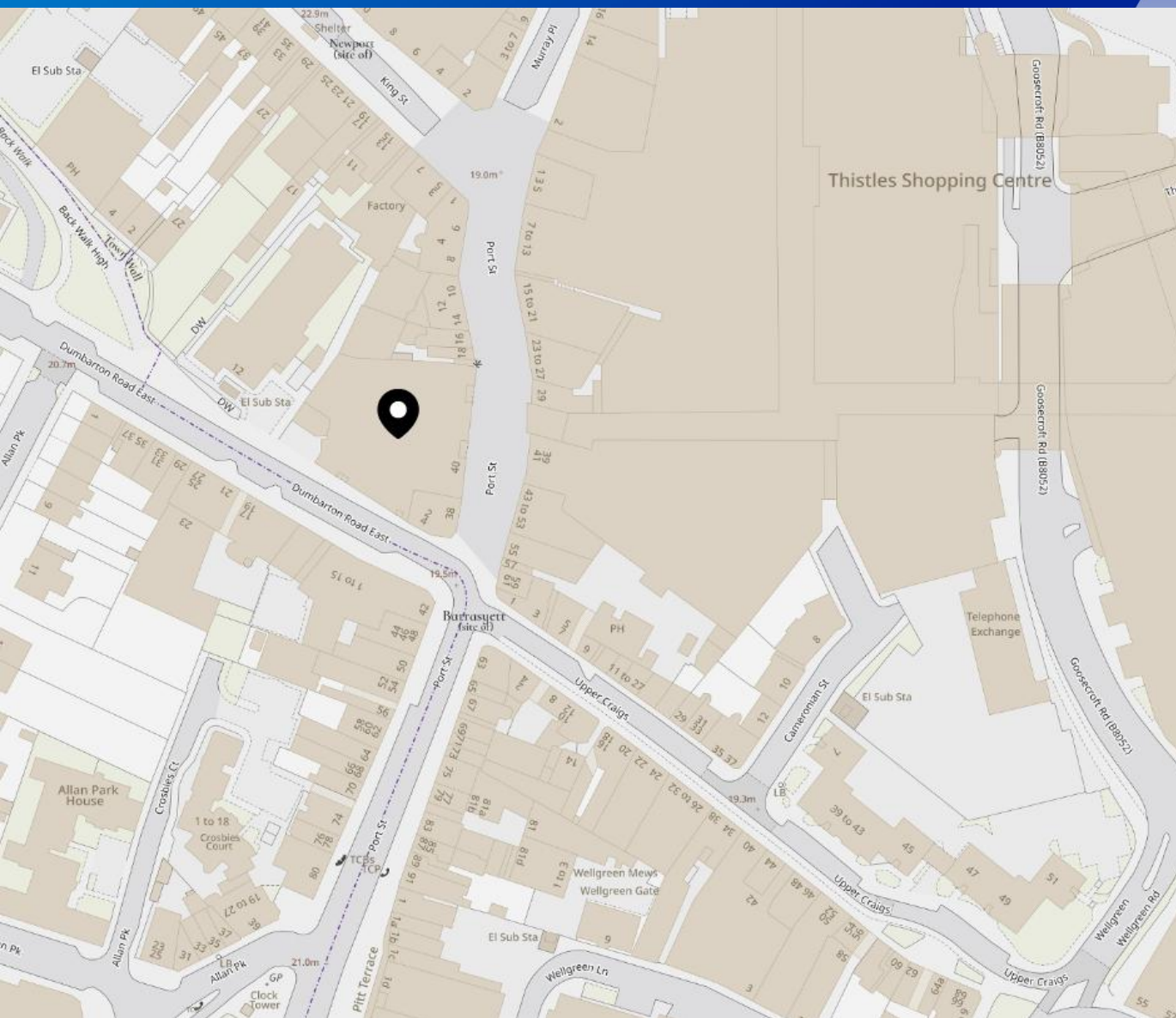
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Location

22-40 PORT STREET, STIRLING, FK8 2LD



LOCATION

Stirling is positioned at the heart of Central Scotland, lying approximately 36 miles north-west of Edinburgh and 26 miles north-east of Glasgow. The city serves a local population of around 40,000 residents and benefits from a strong student presence, as well as a wealth of popular tourist destinations.

The property occupies a prime position on the west side of the fully pedestrianised Port Street, directly opposite Marks & Spencer and The Thistles Shopping Centre. This location forms part of Stirling's key retail hub, attracting major high street brands including Marks & Spencer, Next, H&M, Primark and other national retailers.



Prime Retail Unit



[CLICK HERE FOR GOOGLE MAPS](#)



Description

22-40 PORT STREET, STIRLING, FK8 2LD



DESCRIPTION

The subjects comprise a five-storey building arranged over basement, ground, first, second, third, and fourth floors. This description relates specifically to the ground floor, which provides well-configured retail accommodation.

The ground floor retail unit benefits from excellent natural light, a generous shopfront, and a prominent position on Port Street, offering strong visibility and footfall. Rear servicing access is available via Dumbarton Road, supporting practical day-to-day operations.

Retail Opportunity

The ground floor layout is flexible and suitable for a variety of retail uses. There is potential for subdivision, subject to configuration and occupier requirements.

Key Features

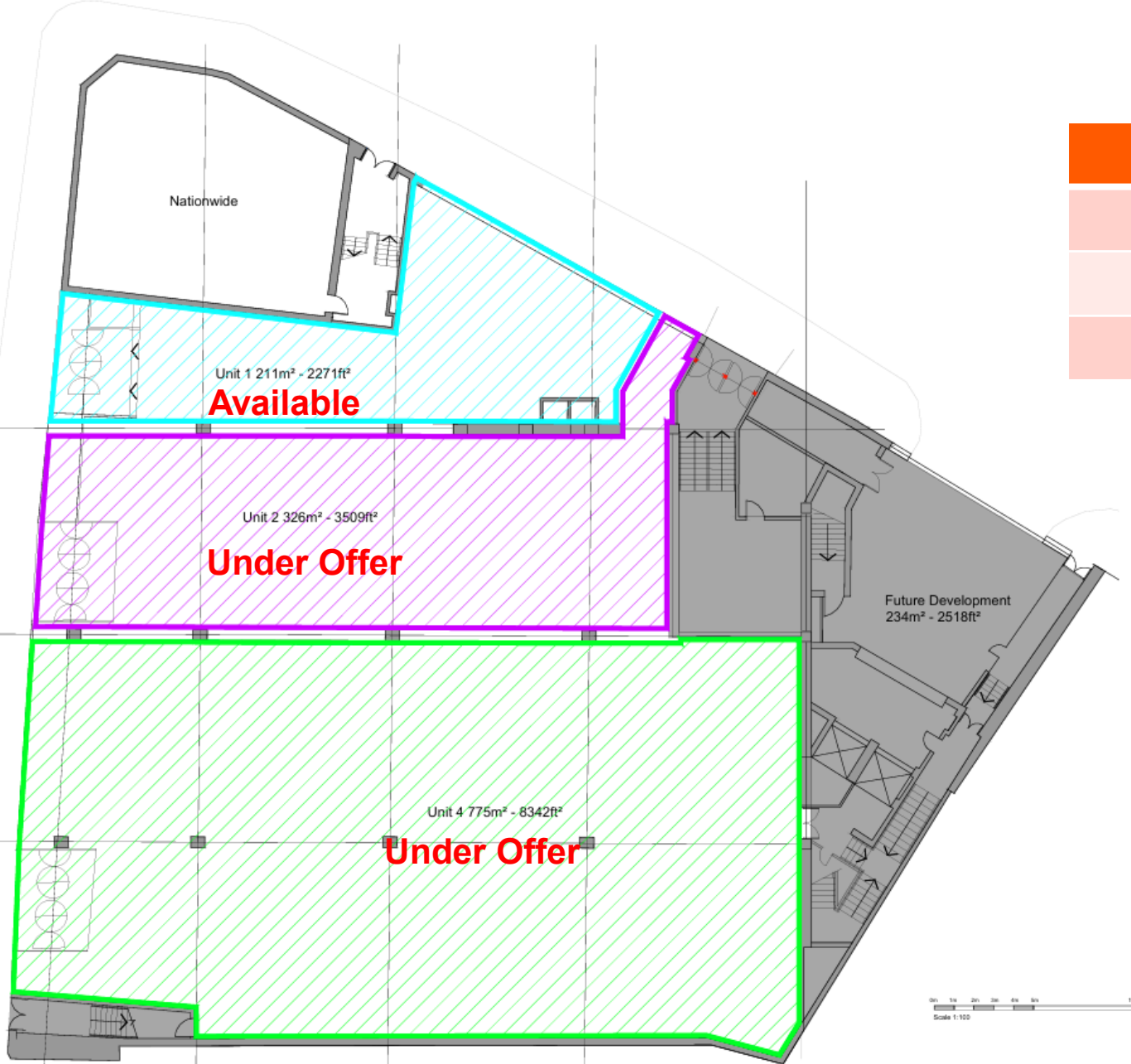
- Ground Floor: Retail Use
- Prominent Port Street Frontage
- Excellent Natural Light
- Rear Servicing Access via Dumbarton Road
- Suitable for Sub-Division
- **Floor Plans Available on Request**



Proposed Ground Floor Plan

22-40 PORT STREET, STIRLING, FK8 2LD

For Indicative Purposes Only



Existing Ground Floor - 1:100@A1

Unit	Availability
Unit 1	Available
Unit 2	Under Offer
Unit 3	Under Offer



Get in Touch

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

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Britton Property

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.

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ACCOMMODATION

ACCOMMODATION	SqM	SqFt
Unit 1 (Available)	211	2,271
Unit 2 (Under Offer)	326	3,509
Unit 3 (Under Offer)	775	8,342
TOTAL	1,312	14,122

The above floor areas have been calculated in accordance with the RICS Code of Measuring Practice (6th Edition).

RENT

Upon application.

RATEABLE VALUE

The subjects are required to be separately assessed. The rate of poundage for 2025/20256 is 49.8p to the pound.

Please refer to the Scottish Assessors portal for further information www.saa.gov.uk.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction. The ingoing purchaser/tenant will be responsible for any Land and Building Transaction Tax (LBTT) and Registration Dues, if applicable.

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate is available upon request.

VAT

All figures quoted are exclusive of VAT at the prevailing rate.

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.