

DM HALL

To Let

Office

Suite 2E,
1 Pitt Terrace,
Stirling,
FK8 2EZ



67.82 SQ M
730 SQ FT

Property Details

- Attractive city centre office
- Internal repairing and insuring terms
- Low passing rent of £5,250 pax

LOCATION:

The subjects occupy a prominent position on Pitt Terrace, in close proximity to its junction with Port Street and Wellgreen Road, forming part of the southern periphery of Stirling city centre.

The surrounding area is given over to a variety of commercial use, with nearby occupiers including Domino's Pizza, Allen & Harris Estate Agents and Hill & Robb Solicitors.

Stirling itself comprises an important city within central Scotland, lying upon 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 37,000 people.

DESCRIPTION:

The subjects comprise a first floor office suite contained within a 2 storey building which is of rendered brick/block construction, contained under a flat roof.

Access to the subjects is by way of a common entrance door located on Pitt Terrace which leads to an internal staircase and from there to the upper floor.



Property Details

The suite itself is presently arranged to provide an open plan layout, the subjects having access to shared kitchen and toilet facilities.

ACCOMMODATION & FLOOR AREAS :

The property has been measured in accordance with RICS Code of Measuring Practice - 6th Edition on a net internal basis and is as follows

First 67.82 sq m 730 sq ft

ENERGY PERFORMANCE:

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

NON DOMESTIC RATES:

According to the Scottish Assessors' Association website, the subjects are noted to have a Rateable Value of £6,400 per annum.

It should be noted under the terms of the Small Business Bonus Scheme, the property may be eligible for 100% rates relief.

LEASE TERMS:

The subjects presently let on an internal repairing and insuring lease until the 22nd November 2027, at a rental of £5,250 per annum exclusive.

The tenant is now seeking to assign their leasehold interest although consideration will be given to a sublease.

LEGAL COSTS:

Each party will be responsible for paying their own legal costs incurred in this transaction.

VAT:

All prices quoted are exclusive of VAT which may be chargeable.

VIEWING ARRANGEMENTS:

Strictly by contacting the sole letting agents



Make an enquiry

Michael McIntyre

Juliet Robertson

Falkirkproperties@dmhall.co.uk

DM Hall Commercial Department
DM Hall, Unit 6a The Courtyard, Callendar
Business Park, Falkirk, FK1 1XR

01324 628321



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