



**TO LET**  
**PRIME LARGE SHOP UNIT**

**30 MURRAY PLACE  
STIRLING  
FK8 2DD**

**Location**

Stirling is located 26 miles east of Glasgow and 35 miles west of Edinburgh with a catchment of approximately 115,000 persons within a 15 minute drivetime. The resident population is estimated at approximately 50,000 persons.

The property is situated in a prime location on the non-pedestrianised section of Murray Place. Surrounding occupiers include **Game**, **Specsavers**, **Barclays Bank** and **Marie Curie**.

**Terms**

Subject to securing vacant possession, the property is available on a new long term lease.

**EPC**

The property has an EPC rating of E. A copy of the energy performance certificate is available upon request.

**Accommodation**

The unit is arranged over ground and basement floors and extends to the following approximate net internal floor area:

Gross Frontage	6.90m	23 ft
Ground Floor	59.53 sq.m	(641 sq.ft.)
Basement Area	52.63 sq.m	(567 sq.ft.)
<b>TOTAL</b>	<b>112.16 sq.m.</b>	<b>(1,208 sq.ft.)</b>

**Rent**

Offers are invited.

**Rates**

The property has been entered into the Valuation Roll as follows:

RV: £ 32,500

**Legal Costs**

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

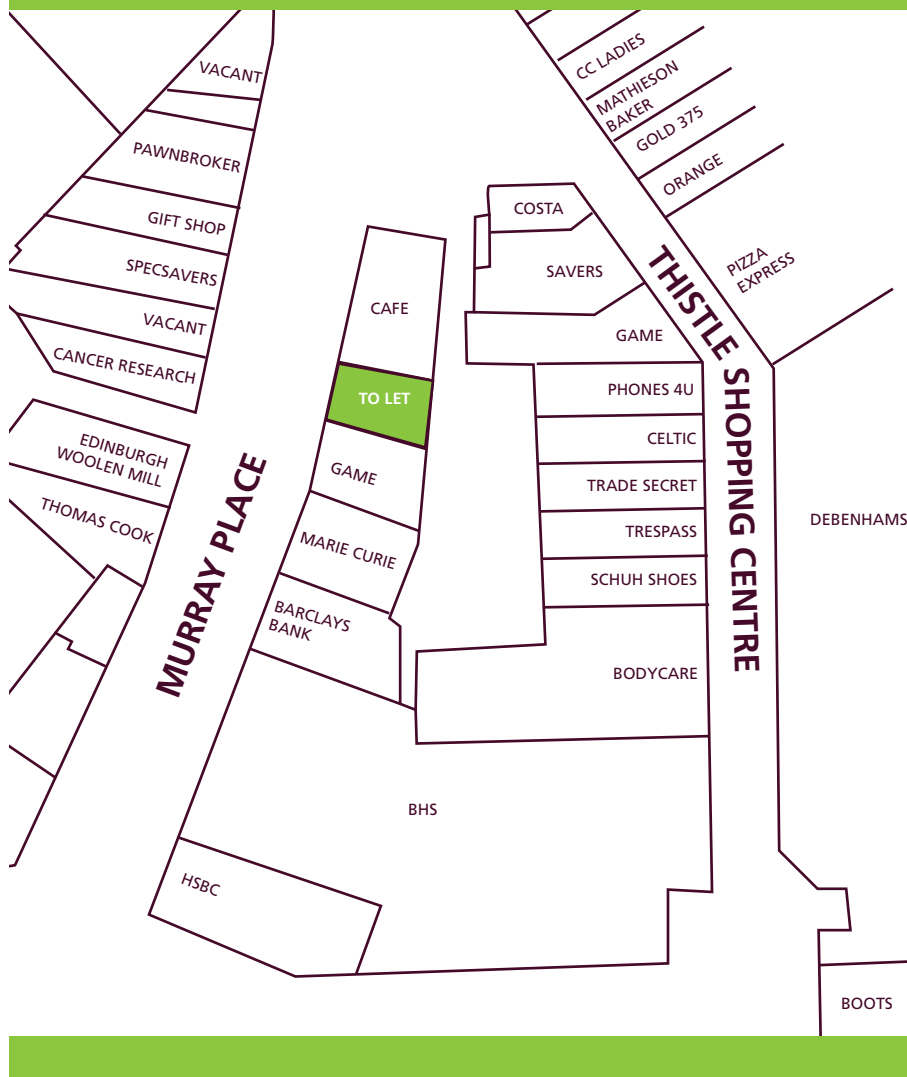
**Date of Entry**

By arrangement.

**Contact :**

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**TRADER'S PLAN**



**MISREPRESENTATION ACT**

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- (vii)