

# For Sale

2 Pitt Terrace, Stirling, FK8 2EZ



## Location

Stirling with a resident population of approximately 35,000. Stirling benefits from excellent road links to the rest of the Scotland via the motorway network, in particular the M9 and the M80.

The subjects are situated on Pitt Terrace to the south of Stirling's primary retail pitch which comprises the Thistle Shopping Centre and Murray Place and King Street.

The area comprises a mix of independent and national retailers including Domino's, Marks and Spencers, Greggs and Boots.

## Description

The property is a two storey end terraced unit which sits under a flat, felt roof and has been extended over a single storey to the rear.

The property is of traditional construction with a partially glazed entrance.

There are 6 surface car parking spaces located to the rear of the subjects.

The ground floor provides a relatively large, open plan banking hall as well as three partitioned meeting rooms to the front. Within the single storey extension there is a small staff canteen, male and

female toilets, storage cupboard and a meeting room. The first floor has separate access at street level which is shared with occupiers of adjacent buildings.

Both ground and first floors provide a similar specification comprising suspended ceiling incorporating recessed fluorescent strip lighting, painted and plastered walls, solid concrete flooring with vinyl covering and perimeter trunking.

Heating is provided by wall mounted electric storage heaters

## Accommodation

The Net Internal Area of the unit has been measured in accordance with the RICS Code of Measuring Practice (6th Edition), as follows:

Floor	SQ M	SQ FT
Ground	274.43	2,954
1st Floor	130.62	1,406
<b>Total</b>	<b>405.05</b>	<b>4,360</b>

## Guide Price & Tenure

Offers over £235,000 are sought for our client's heritable interest in the site.

A closing date for the property will be announced in due course.

## Planning

The property has been operating as a bank, therefore we understand has Class 2 Planning Use, providing permitted change to Class 1 (Shops). Interested parties should make their own enquiries to the appropriate planning authority.

## Rates

We understand that the property is assessed as follows:

Rateable Value: £63,500

UBR (2018/2019): 51p

Rates Payable: £32,385

We understand that the car parking is assessed separately as follows:

Rateable Value: £12,100

UBR (2018/2019): 48p

Rtes Payab **£5,808**

## Legal Costs

Each party will bear their own legal costs involved in this transaction.

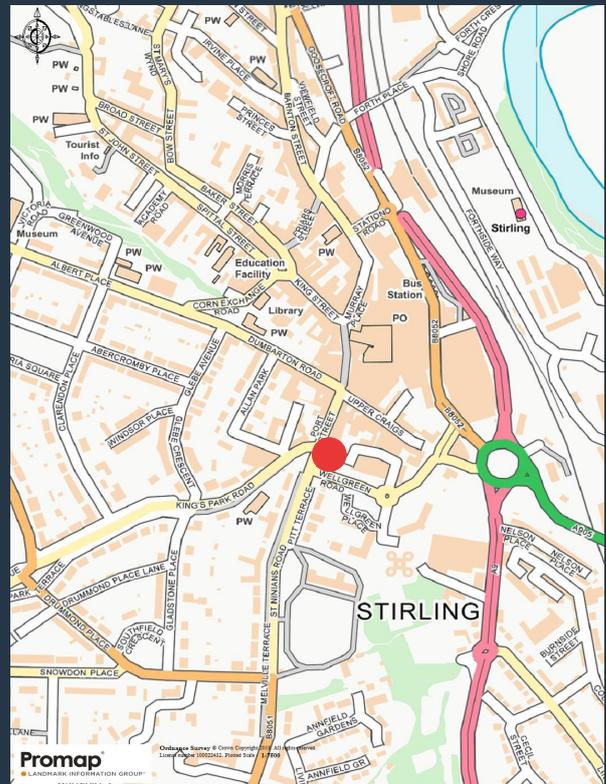
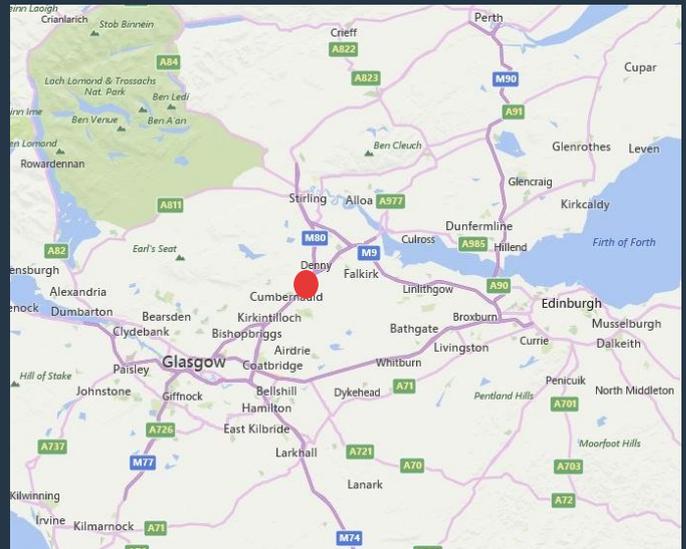
## EPC

The subjects have an EPC rating of G, with a score of 129.

A full EPC certificate can be available on request.

## VAT

We understand the property is not elected for VAT therefore no VAT will be applicable on the purchase price.



## Avison Young

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