

## 63 Murray Place Stirling FK8 1AP

lot 41

Prime Heritable (Scottish Equivalent to English Freehold) Retail Investment

- Let to David T Morrison and Co Limited until 2017 (Subject to Note 1)
- Nearby occupiers include McDonald's, Clydesdale Bank, Lloyds Bank, Argos and Debenhams
- Prime town centre location

Rent  
**£49,500**  
per annum  
exclusive



### Location

Estimated District Population: 33,000  
Miles: 26 miles north-east of Glasgow  
36 miles north-west of Edinburgh

Roads: M9, M80, A9  
Rail: Stirling Railway Station  
Air: Glasgow International Airport,  
Edinburgh International Airport

### Situation

The property is prominently located on Murray Place opposite the junction with Station Road within Stirling's main retail core. Surrounding occupiers include McDonald's, Clydesdale Bank, Lloyds Bank and Argos. The Thistles Shopping Centre, Stirling's prime covered shopping centre, is located approximately 50 metres from the property and provides 1,500 car parking spaces.

The scheme is anchored by Debenhams, Bhs, Marks & Spencer and Primark.

### Description

The property comprises an open-plan GROUND FLOOR RETAIL UNIT within a larger traditional building. The tenant has partitioned the unit to provide retailing space at the front and a store to the rear, additionally there is a small office at the rear.

### Tenure

Heritable (Scottish equivalent of English Freehold).

### VAT

VAT is applicable on this lot.

### Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review
Ground	Retail	187.97 sq m	<b>DAVID T MORRISON AND CO LIMITED</b> (originally let to JJB (Sports) Ltd) (i)	25 years from 11/03/1992 until 2017 on a full repairing and insuring lease	£49,500	11/03/2012
Ground	Office	5.37 sq m				
<b>Totals</b>		<b>193.34 sq m</b>	<b>(2,081 sq ft)</b>		<b>£49,500</b>	

(i) JJB (Sports) Ltd have renounced their leasehold interest back to the landlord. The landlord is proceeding on the basis that the sub-tenant is now a direct tenant. We understand that the sub-tenant, Retail Solutions Guaranteed Limited, has continued in occupation of the property and that the sub-tenant, David T Morrison and Co Limited, has made a rental payment to the landlord.

### For further details please contact:

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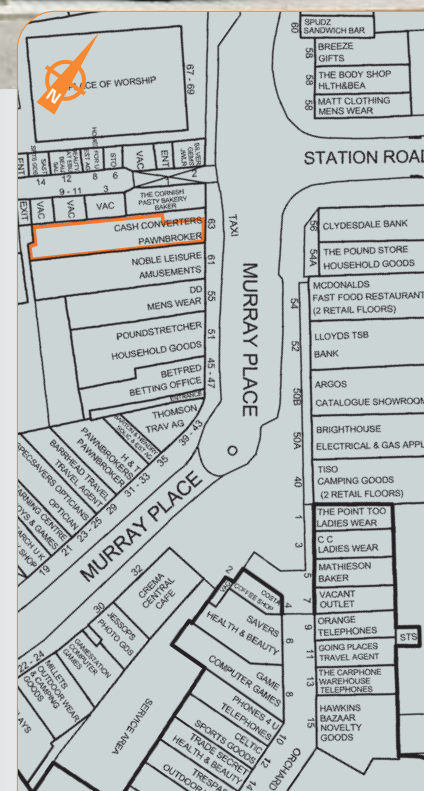
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