

6-8 Port Street Stirling, Stirlingshire FK8 2LD

lot 57

Heritable Retail Investment

- Majority let to Slater Menswear until July 2021
- Prominent corner position on Port Street at its junction with Murray Place
- Opposite entrance to the Thistles Shopping Centre
- Centre
- Nearby occupiers include New Look, Monsoon, Laura Ashley and Caffé Nero
- Six Week Completion

Rent
£106,250
per annum
exclusive



On behalf of
Heritable Creditors

Location

Miles: 25 miles north-east of Glasgow
36 miles north-west of Edinburgh
Roads: M9, A9, M80
Rail: Stirling Mainline Station
Air: Glasgow Airport (35 miles), Edinburgh Airport (29 miles)

Situation

The property is situated in a prominent corner location on the western side of Port Street, at its junction with King Street and Murray Place. The property is immediately opposite the main entrance to the Thistles Shopping Centre which houses retailers such as Marks & Spencer, Next, Zara, Boots, Debenhams and BHS.

Other nearby occupiers include New Look, Monsoon, Laura Ashley and Caffé Nero.

Description

The property comprises two retail units, one over part ground and first floors and one over ground floor only.

Tenure

Heritable (Scottish Equivalent of English Freehold).

VAT

VAT is applicable to this lot.

Viewings

Please contact Mhairi Jarvis. Telephone: +44 (0)131 538 1131.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews/(Reversion)
Part Ground and First Floor	Retail	560.57 sq m (6,034 sq ft)	SLATER MENSWEAR (1)	15 years from 17/07/2006 until 16/07/2021	£73,750	17/07/2016 (16/07/2021)
Ground	Retail	84.44 sq m (909 sq ft)	STIRLING FRESH FOOD LTD t/a Shakebar (2)	10 years from 31/10/2007	£32,500 (3)	(30/10/2017)
Totals		645.01 sq m (6,943 sq ft)			£106,250	

- (1) Slaters is a leading name in menswear, womenswear and formal hire. Trading from 23 stores nationwide, this family run company is celebrating its 40th anniversary this year (Source: www.slaters.co.uk)
 (2) Shakebar is Scotland's first milkshake bar and currently trades from four units (Source: www.shakebar.co.uk 11/06/2013)
 (3) The tenant is currently paying £25,000 p.a.x. following an agreement with the freeholder.

For further details please contact:

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