

# Lot 86

£60,000 per annum exclusive (3)

## 23-27 Port Street, Stirling FK8 2EJ Heritable Office Investment



This photograph has been digitally enhanced

### Key Details

- Ground and first floors let to Aberdein Considine until 2027 (subject to option)
- Well located on pedestrianised City Centre retail thoroughfare
- Adjacent to Marks & Spencer and The Thistles Shopping Centre
- Category C Listed building (no empty rates payable)

### On Behalf of Insolvency Practitioners



### Location

**Miles:** 25 miles north-east of Glasgow  
35 miles north-west of Edinburgh  
**Roads:** A9, A84, A811, M9, M80  
**Rail:** Stirling Railway Station  
**Air:** Edinburgh Airport

### Situation

Stirling is a historic city situated in the heart of central Scotland and has been referred to as the Gateway to the Highlands, being located close to Loch Lomond and The Trossachs National Park. The property is prominently situated in the heart of the City Centre on the east side of pedestrianised Port Street, adjacent to Marks & Spencer and The Thistles Shopping Centre. Other nearby occupiers include Holland & Barrett, Laura Ashley, New Look, Mountain Warehouse and Caffè Nero.

### Description

The property, a Category C Listed building, comprises ground floor office accommodation with ancillary accommodation on the first floor. The basement, second, third and fourth floors provide additional ancillary accommodation and are not part of Aberdein Considine's leased demise, but are included in the sale. These floors are not currently used and are not capable of being separately let. The tenant is currently undertaking their fit-out programme and is due to open for trade shortly.

### Tenure

Heritable (Scottish equivalent of English Freehold).

### VAT

VAT is applicable to this lot.

### Six Week Completion

## Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review/ (Reversion)
Ground First	Office/Ancillary Ancillary	137.01 sq m (1,475 sq ft) 132.00 sq m (1,421 sq ft)	THE FIRM OF ABERDEIN CONSIDINE & COMPANY (1)	10 years from 17/08/2017 on a full repairing and insuring lease (2)	£60,000 (3)	17/08/2022 (4) (16/08/2027)
Basement, Second, Third & Fourth	Ancillary - not used	424.16 sq m (4,565 sq ft)	VACANT			
<b>Total</b>		<b>693.17 sq m (7,461 sq ft)</b>			<b>£60,000</b>	

- (1) Aberdein Considine is an award-winning law firm with 19 offices across Scotland and the North of England, employing nearly 400 members of staff (Source: www.acandco.com).
- (2) The lease is subject to a tenant option to determine on 16/08/2022 subject to a six month break penalty. Additionally, the lease is subject to an external schedule of condition.
- (3) The tenant is currently benefiting from a two year rent free period from 17/08/2017 until 16/08/2019. The seller has agreed to adjust the completion monies so that the property will effectively produce £60,000 p.a.x. from completion of the sale.
- (4) The rent is reviewed to Open Market Rental Value subject to a maximum of £69,556.44 p.a.x..

### Note

This property is being marketed for sale on behalf of Insolvency Practitioners and therefore no warranties or guarantees in any respect, including VAT, can be given. The information in these particulars has been provided to the best of their knowledge but the purchaser must rely solely upon their own enquiries. The Insolvency Practitioners are acting without personal liability.



Copyright and confidentiality Experian, 2013. ©Crown copyright and database rights 2013 Ordnance Survey 100017316. For identification purposes only.

**Acutus**  
Mhairi Jarvis  
+44 (0)131 552 5191  
mhairi.jarvis@acutus.co.uk

**Acutus**  
Will Moore  
+44 (0)20 7034 4858  
will.moore@acutus.co.uk

**Seller's Solicitors: Maclay Murray & Spens LLP**  
John Young  
+44 (0)33 0222 1952  
john.young@mms.co.uk