

TO LET

LICENSED LEISURE OPPORTUNITY

Self-contained restaurant unit
411.93 sq m / 4,434 sq ft

- Located within Stirling's only dedicated cinema and leisure park
- 5 mins from Thistle Shopping Centre
- 2 mins for Stirling Rail Station

UNIT 2B
THE BARRACKS
FORTHSLIDE LEISURE PARK
STIRLING FK8 1QZ



LOCATION

Stirling is a major regional centre located in the Central Belt of Scotland, approximately 35 miles north east of Glasgow and 40 miles north west of Edinburgh. Stirling benefits from a resident population of 40,000 people, with a wider catchment of 2.9 million within a 1 hour drive time.

The subjects are situated within the area known as the Forthside Quarter, between the city centre, the towns major retail offer, the Thistle Shopping Centre (5 minute walk) and Stirling rail station (2 minute walk).

The scheme is anchored by an 8 screen VUE Cinema, Nando's, Toast and Flip 'N' Shake. Other nearby occupiers include Premier Inn, Beefeater and Stirling Enterprise Park.



DESCRIPTION

The subjects comprise a self-contained restaurant unit adjacent to the schemes anchor cinema.

Internally the subjects comprise open plan service / sales for approximately 120 seated covers, with kitchen and stores to the rear. The subjects benefit from having washroom facilities and remain partially fitted with the previous tenant's fixtures and fittings. Additional to internal seating, there is external seating for up to 20 persons.

The Barracks is the only cinema and dedicated leisure park in the Stirling area, the next alternative cinema is over 15 miles to the south east of the subjects, in Falkirk.



ACCOMMODATION

The subject property has been measured on a gross internal areas (GIA) basis in accordance with the RICS Code of Measuring Practice (6th Edition) and the approximate areas are as follows:

Ground Floor	411.93 sq m	4,434 sq ft
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RATING

We have been informed by the Local Rating Authority that the current Rateable Value of the subjects is £101,000 and the Rates Payable are £52,116.00. The UBR for 2021/2022 is 51.6p.

Each new occupier has the right of appeal against this figure.

ENERGY PERFORMANCE CERTIFICATE

Full Energy Performance Certificate available on request.

TERM

The subjects are available to lease on a new Full Repairing and Insuring basis for a period of negotiable duration. It is anticipated that the minimum period of lease will be 10 years.

VIEWING & FURTHER INFORMATION

All viewing and further information is via the sole leasing agents.

RENT

Offers over £75,000 per annum.

COSTS

Each party to be responsible for their own legal costs incurred in this transaction.

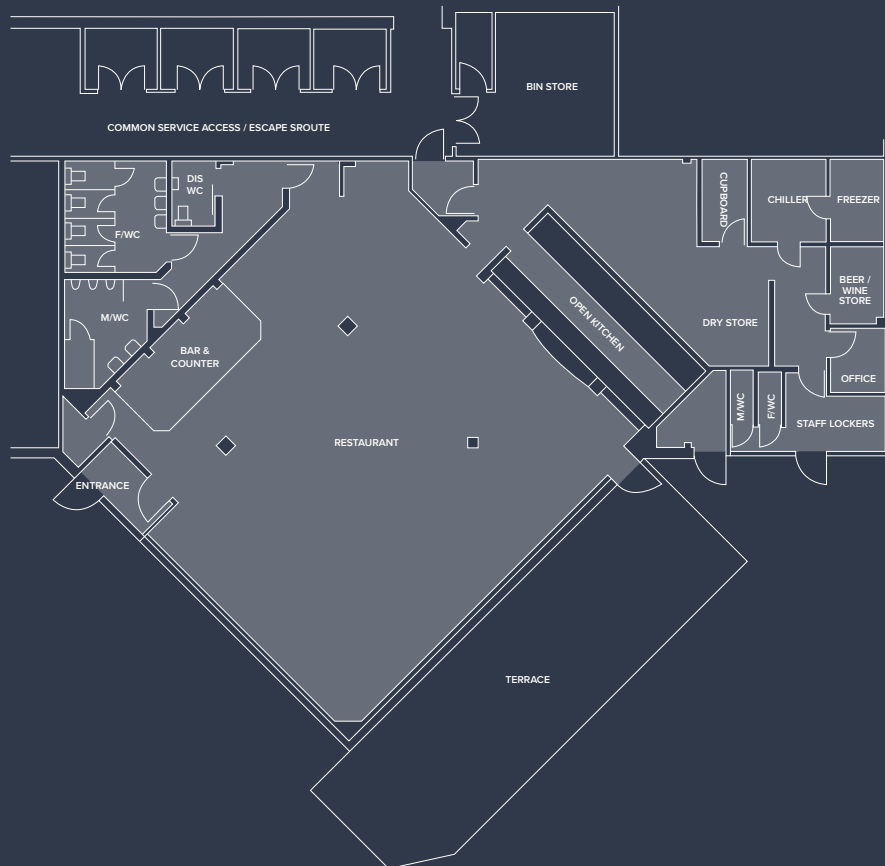
VAT

All prices, rents, etc, are quoted exclusive of VAT which will be charged at the prevailing rate.



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