

ONLINE AUCTION

- > 30TH MARCH 2021 AT 2:30PM
- > NIA:- 239.88 SQM (2,582 SQFT)
- > PRIME RETAIL FRONTAGE ON TO ONE OF STIRLING'S BUSIEST THROUGHFARES
- > PREVIOUSLY LET AT: £40,000 PA
- > SHORT TERM LET AGREED (FURTHER INFORMATION AVAILABLE ON REQUEST)
- > GUIDE PRICE – £195,000



FOR SALE

13 PORT STREET, STIRLING, FK8 2EJ

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LOCATION

The city of Stirling is located at the heart of Scotland, located approximately 30 miles North West of Edinburgh and 25 miles North East of Glasgow. The town is well served by the major motorway networks with the M9 motorway located within 2 miles of the city centre, which connects the city to the wider national road network. The subjects are situated on Port Street, a pedestrianised area within Stirling city centre, directly adjacent to one of the main entrances to The Thistle Shopping Centre.

Stirling benefits from excellent road connectivity by means of the M9 motorway network which is approximately 2 miles away. The M9 acts as a main arterial route to the North of Scotland, Glasgow and Edinburgh. Stirling benefits from regular rail and bus services, both respective stations are positioned within a 5-minute walk from the subject property.

DESCRIPTION

The subjects comprise of a prime retail unit arranged over the ground and basement floor of a three storey, stone-built tenement building. The ground floor of the subjects are utilised as sales and staff areas, whilst the basement is suitable for additionally storage space.



ACCOMMODATION	SqM	SqFt
Ground Floor	128.94	1,388
Basement	110.92	1,194
TOTAL	239.87	2,582

The above measurements have been calculated on a Net Internal area Basis from measurements taken on site and in accordance with the RICS code of measuring practice (6th edition).



AUCTION DATE

The auction will be held on 30th March 2021 at 2:30pm and interested parties should register at:

www.shepherd.co.uk/commercial-auctions

Buyers will be required to pre-register prior to approval of their bid.

DEPOSIT

At the end of the auction, if the reserve price has been met, a 10% deposit (subject to a minimum deposit of £4,000) will be payable.

RESERVE PRICE

The reserve price is the minimum price for which the property can be sold and is confidential between the auctioneer and the vendor and cannot be disclosed.

If the reserve price isn't met, the property will remain unsold. You can contact our team and at this point you'll be able to make an offer which will be referred to the sellers for their consideration.

GUIDE PRICE

Properties advertised with a guide price is within 10% above or below the reserve price when a single figure is stated.

If the guide price is a bracket figure, the reserve price cannot exceed the top end of the bracket price.

BUYER FEES

Details of the buyer fees associated with this property can be found on the individual property page.

LEGAL PACK

The legal packs are available to view online.

VAT

The property has/hasn't been elected for VAT and as such VAT will/will not be payable on the purchase price.

ENERGY PERFORMANCE CERTIFICATE

A copy of the EPC is available to view online.

CONTACT DETAILS**Head of Property Auctions**

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For further information or viewing arrangements please contact the sole agents:

Shepherd Chartered Surveyors **Barry Dunlop, b.dunlop@shepherd.co.uk, 07833 797878** **www.shepherd.co.uk/commercial-auctions**
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