

# Stirling

191 Glasgow Road  
Whins of Milton  
Stirlingshire  
FK7 0LH

- **Heritable Convenience Store Investment**
- Let on a new lease expiring 2037
- Rent Review 2020 with minimum uplift
- Current Rent Reserved  
**£12,500 pa**



## Tenure

Heritable.

## Location

Stirling is an historic city in central Scotland, about 38 miles north-west of Edinburgh and 25 miles north-east of Glasgow. Stirling boasts a magnificent medieval castle, which dominates the city centre. The city enjoys excellent communications, being adjacent to the M9 (Junction 10), as well as having regular train services, and serves a population of some 45,000. Glasgow Road (A872) runs south from the city centre and the property occupies a prominent site at the junction with Gillespie Road, in a residential area. Opposite is the 1314 pub, and the site of the Battle of Bannockburn.

## Description

The property is arranged on ground floor only to provide a detached convenience store, having rear loading and customer parking to the front.

The property provides the following accommodation and dimensions:

Gross Frontage	10.40 m	(34' 2")
Net Frontage	7.25 m	(23' 9")
Shop Depth	8.17 m	(26' 10")
Built Depth	8.57 m	(28' 1")
Ground Floor	76.8 sq m	(827 sq ft)

## Tenancy

The entire property is at present let to WEST COAST RETAIL LTD for a term of 20 years from 18th August 2017 at a current rent of £12,500 per annum. The lease provides for rent reviews every third year of the term to the greater of 4% above the rent payable or 2% over RPI, and contains full repairing and insuring covenants.

## VAT

VAT is not applicable to this lot.

## Documents

The legal pack will be available from the website [www.alltop.co.uk](http://www.alltop.co.uk)

## Energy Performance Certificate

EPC Rating 146 Band G (Copy available on website).

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

**Seller's Solicitor** Ms J Murphy, Bell & Craig. Tel: 01786 470444 e-mail: [janettemurphy@bellandcraig.co.uk](mailto:janettemurphy@bellandcraig.co.uk)