

PROPERTY PARTICULARS LETTING OPPORTUNITY



FOR LEASE



**113 sq.m (1,216sq.ft.)
50-52, JOHNSTON AVENUE,
CORNTON, STIRLING
FK9 5DJ**

Stirling Council, Localities & Infrastructure, Teith House,
Kerse Road, Stirling FK7 7QA

Stirling Council, Estates & Commercial Property, Teith House, Kerse Road, Stirling FK7 7QA
Telephone: 01786 233238

50-52 Johnston Avenue, Cornton, Stirling,

Location.

The shops are located in the heart of the Cornton area of Stirling. They benefit from good transport links to the City Centre. The shops form part of a local shopping parade which includes a Costcutter convenience store, Chemist, Hairdresser and Chinese Takeaway. The shops front onto a pedestrianized precinct, adjacent to the Community Centre.

PLAN



Description.

The shops have a NIA of 1,216 ft² and have been fitted out for use as an office. The premises are open plan with kitchen and toilet facilities at the rear together with back offices and store rooms. Electric Roller Shutters are fitted along the front of the shops.

Servicing is from the rear, off Achray Drive. Ample parking is available at the rear and ends of the parade.

Services.

The office has mains, electricity, water, drainage and gas central heating. Although the Council does not warrant the condition of these services and installations, it will ensure that all statutory checks for these services and installations are given to the tenant prior to their taking possession of the offices.

Alarms. A fire alarm and hard wired smoke detectors are in-situ

The Energy Performance Rating.

The property has an EPC "E" rating

Lease Terms.

A lease for a period of up to 5 years is being offered. The premises are let on Full Repairing and Insuring terms.

The tenant is responsible for the building's rates and building insurance.

Repairing Obligations.

The premises are let in their current condition.

The tenant will be directly responsible for all repairs, maintenance and servicing of the premises together with a 16% share of any external repairs to the parade.

Rates.

The office has a rateable value of £11,100. And the current rates payable for the premises is £5172.60 per annum.

Under the Council's fresh start initiative tenants can apply for a 50% discount on the shop's rates for 12 months by contacting the Council's Rate Section on 01786 233175 or rates@stirling.gov.uk

Rental

Rental offers in the region of £10,500 are invited.

Value Added Tax/Stamp Duty Land Tax

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of Value Tax (VAT). Any intending Tenant must satisfy themselves as to the incidence of VAT in any transaction. The tenant will be responsible for any Stamp Duty Land Tax cost, Recording Dues and Copy Extracts that are applicable.

Offers.

Rental offers are invited and should be submitted solely in an envelope along with the completed Lease Application Form and a note of the length of lease requested. The envelope should be marked "Offer" for 50-52 Johnston Avenue, Cornton, Stirling and sent to Legal Services., Stirling Council, Viewforth, Stirling, FK8 2ET

Stirling Council is not bound to accept any or the highest offer or any offer

Fees.

Both parties are responsible for their own surveyors and legal fees.

Reference check

Before the Council lease the property they will require to be satisfied regarding the financial suitability of the incoming tenant.

Lease Application Form

The attached Lease Application Form requires to be submitted along with the rental offer.

Both parties are responsible for their own surveyors and legal fees.

Further information and viewing.

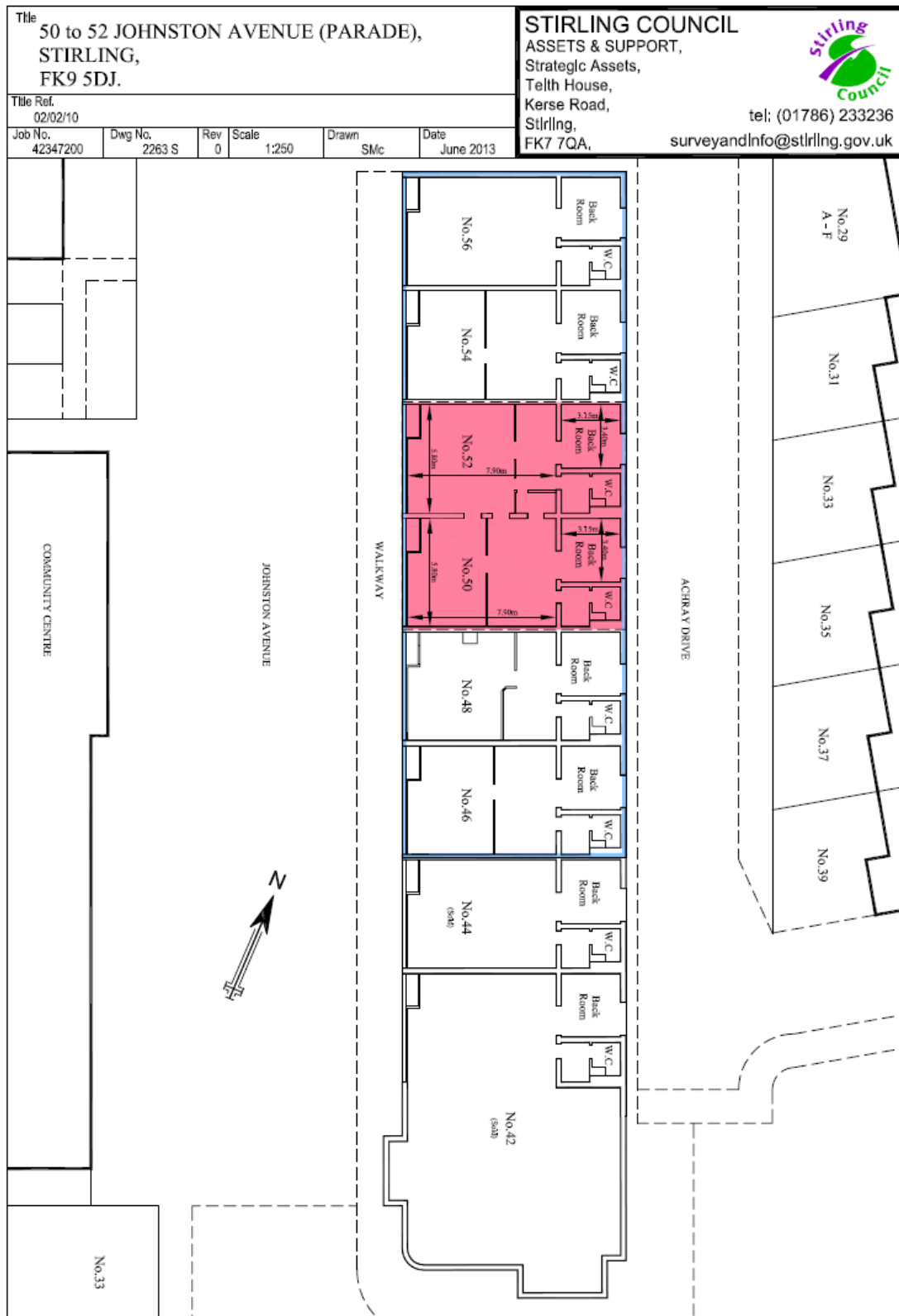
Interested parties requiring additional information or to arrange viewing are requested to contact Estates & Commercial Property telephone 01786 233238 or e-mail

sam@stirling.gov.uk

Important Notice

1. *These particulars are intended as a guide only. Their accuracy is not warranted or guaranteed. Intending tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show part of the property, which may have changed since they were taken.*
2. *These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between the Council's solicitors and the solicitors acting for the tenants.*
3. *The Council is under no obligation to accept the highest or any offer submitted*

Layout Plan



Prospective Tenant’s Application Form



Reply to: Estates and Commercial Property
Stirling Council
Teith House
Kerse Road
STIRLING
FK7 7QA

(Property Address).....

Private & Confidential

The information requested below is for the purpose of assessing your suitability as a tenant of the property.

1. Tenant Name & Address **Contact Name**

Tel _____ Mobile No _____

Fax _____ Email _____

Company

2. If the lease is to be in the name of a company. Please specify Company’s Registered Address, Company No., Companies Bank name and address and account number.

Company Name
.....

Company’s registered address
.....

Company No

Companies Bank Details

Name and Address of Bank
.....

Account Number

Guarantor

3. Please specify names and addresses of person or persons who would be prepared to act as guarantors for the lease:

1. _____ 2. _____

Bank _____

A/C No _____ A/C No _____

4. The Council requires to be satisfied as to the suitability and financial standing of its prospective tenants, you are therefore requested to sign the following mandate for this purpose.

I/We authorise the Council to make all reasonable enquires in connection with my/our application to lease this property.

Signed _____

Name (in capitals) _____ Date _____

Signed _____

Name (in capitals) _____ Date _____

Applicants should be aware that the Council may apply to a credit reference agency for information on their financial standing.

5. Are you VAT registered? Yes/No

5.1 If No, is it your intention to become VAT registered? Yes/No

If so, when?

6. Name and address of your solicitor

Contact _____ Tel _____

Fax _____ Email _____

Your contact name

Signature _____

Date _____