

# PROPERTY PARTICULARS LETTING OPPORTUNITY



## FOR LEASE



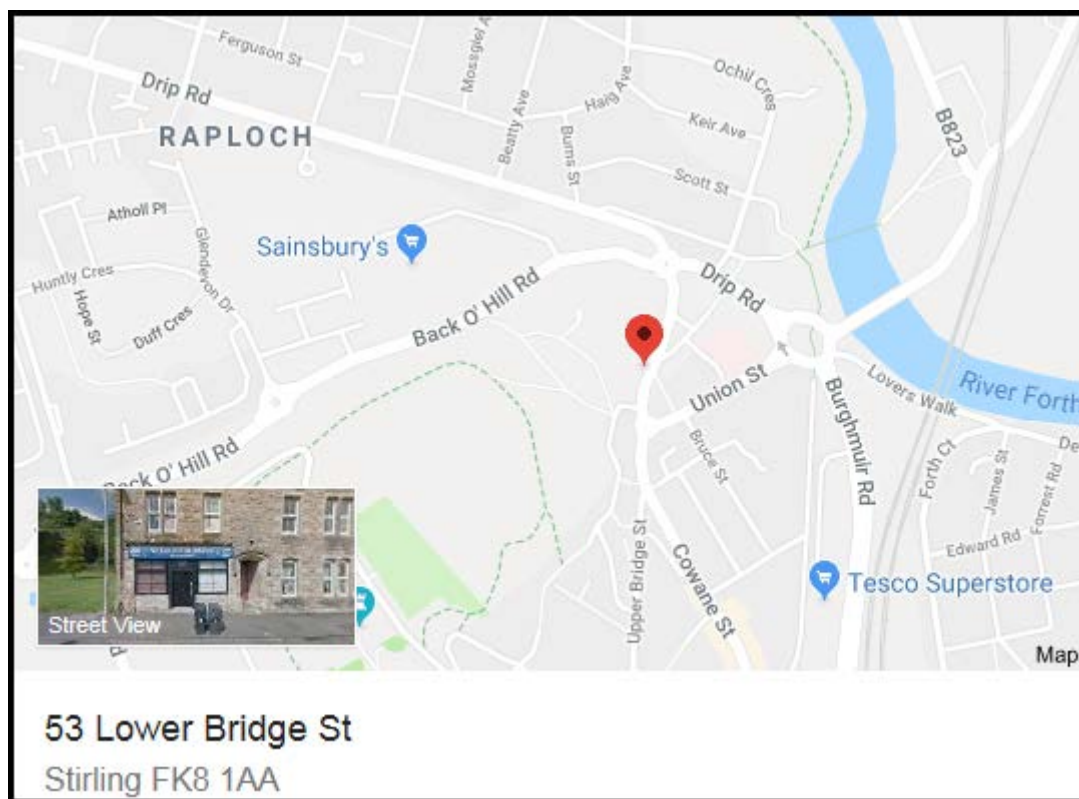
**53B Lower Bridge Street, Stirling.**

**Net Internal Area: 62.43sq.m (672 sq.ft.)**

## 53B Lower Bridge Street, Stirling.

### Location

The shop is located on Lower Bridge Street at the top of Stirling town. Stirling is approximately 30 miles from Glasgow on the M80 and 35 miles from Edinburgh on the M9. The motorways M9 and M80 are easily accessible from the unit. The shop is situated near 3 busy roundabouts with routes to the City centre, Raploch, Bridge of Allan, Cornton and other areas. Sainsburys, Tesco, Baynes Bakery and Back O’Hill Industrial Estate are within walking distance from the shop.



### Description

A ground floor shop located at the end of a refurbished 3 storey tenement. The building is built of stone under a slate pitched roof. The shop is a former barbershop. Access to the shop is via the front double door or via a side door in the common close. Internally, the shop has two spacious front rooms, 1 back room, a kitchen, male and female toilets with wash hand basins and ancillary storage space. The shop has a partial glazed frontage with metal security grills in situ.

### Signage

There is a section at the front of the property where a signboard could be located. The incoming occupier will be required to check with the planning department in respect of any new signboard to be erected.

**Services.**

The shop is serviced by water and mains electricity.

**EPC**

The Energy Performance Rating for this building is **G**.

**Lease Terms.**

The Council is looking to grant a 5 year lease. Alternatively a 10 year lease with a 5 year break option would also be acceptable. The tenant will be directly responsible for all repairs, utility bills, maintenance, rates and building insurance.

**Rates.**

The shop has a rateable value of £5,800 as at 13<sup>th</sup> July 2018. Rates payable for this unit are £2,702.80 per annum. The rate poundage used to calculate the rates payable is the standard poundage 46.6 pence. This may change in the next financial year please contact Stirling Council's Business Rates department. You may qualify for business rates relief, again please contact Business Rates on 01786233175.

**Rental.**

Rental offers over £6,500 per annum are invited.

**VALUE ADDED TAX/LLBT**

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

**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 prior to the closing date.

**Fees.**

Both parties are responsible for their own surveyors and legal fees. The tenant will be responsible for the leases registration.

**Use**

The unit falls within Class 1 Shops in the Schedule to the Town & Country Planning (Use Classes) (Scotland) Order (1997). There is policy support for change of use to Class 2. Class 3 may be acceptable but this would require further detailed information at the application stage. As part of the application to lease this property interested parties should state the proposed use which they intend to occupy the premises for.

**Council Procedures**

Interested parties should be aware that as a local authority we are required to comply with various processes when considering any offers. This could cause a delay in the Council accepting any offer or tying up any agreement.

## Offers

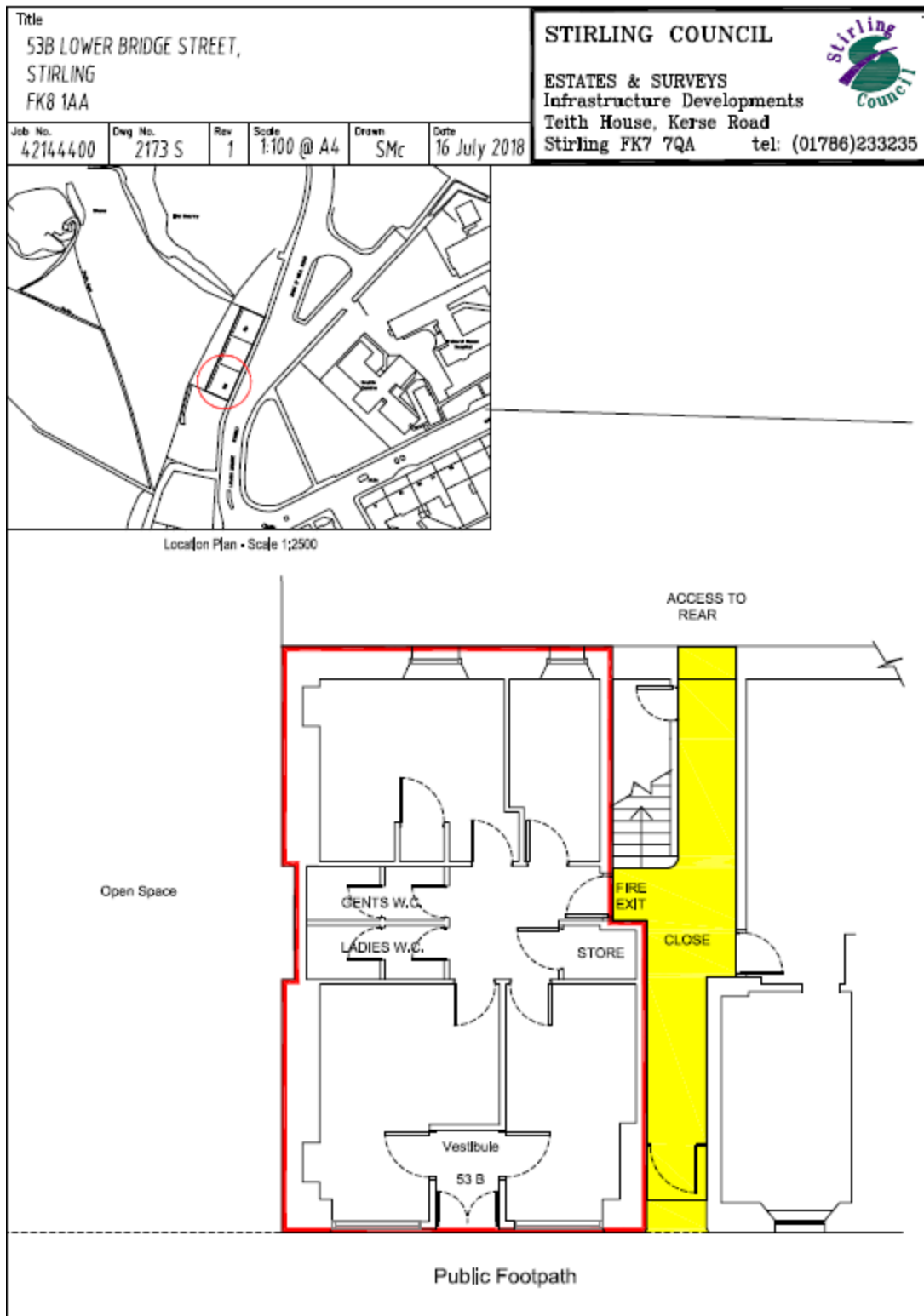
Rental offers over £6,500 per annum are invited and should be submitted solely in an envelope along with details of the proposed use and the completed Lease Application Form. The envelope should be marked 'Offer for 53B Lower Bridge Street and sent to Legal Services, Stirling Council, Viewforth, Stirling FK8 2ET to be received by **2.00 pm on Friday 31<sup>st</sup> August 2018**. Offers received after this date and time and faxed offers will not be accepted. Stirling Council is not bound to accept any or the highest offer. The envelope should not have any identifying label or markings indicating where it has come from.

## Further information and viewing.

Interested parties requiring additional information or to arrange viewing are requested to contact SAM, Estates and Surveys section (telephone 01786 233328 or e-mail [sam@stirling.gov.uk](mailto: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.*



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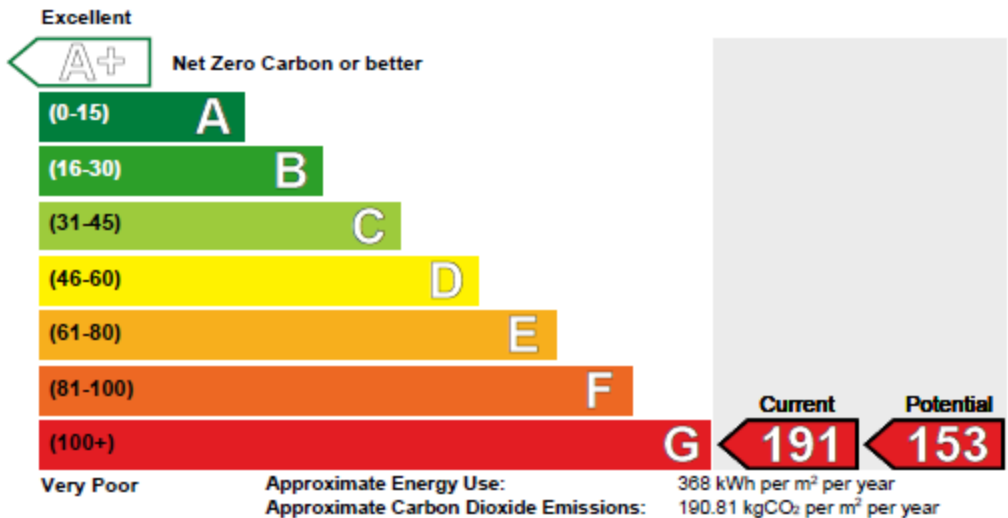
# Energy Performance Certificate Scotland

Non-Domestic buildings and buildings other than dwellings

53B Lower Bridge Street, Stirling FK8 1AA

Date of assessment:	10 April 2018	Reference Number:	0948-1901-1308-5010-3004
Date of certificate:	11 April 2018	Building type:	Retail/Financial
Total conditioned area:	64.03m <sup>2</sup>	Assessment Software:	EPCgen, v5.3.a.0
Primary energy indicator:	1129 kWh/m <sup>2</sup> /yr	Approved Organisation:	Stroma Certification

## Building Energy Performance Rating



The building energy performance rating is a measure of the effect of a building on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The better the rating, the less impact on the environment. The current rating is based upon an assessor's survey of the building. The potential rating shows the effect of undertaking all of the recommended measures listed below. The Recommendations Report which accompanies this certificate explains how this rating is calculated and gives further information on the performance of this building and how to improve it.

## Benchmark

A building of this type built to current building regulations at the date of issue of this certificate would have a building energy performance rating of: **52 (D)**

## Recommendations for the cost-effective improvement of energy performance

1. Install LED lighting.

There are additional improvement measures applicable to this building. Refer to the Recommendations Report.

The Green Deal may allow you to make your building warmer and cheaper to run at no up-front capital cost. See your Recommendations Report for more details.

**THIS PAGE IS THE ENERGY PERFORMANCE CERTIFICATE WHICH MUST BE AFFIXED TO THE BUILDING AND NOT BE REMOVED UNLESS REPLACED WITH AN UPDATED CERTIFICATE.**

## 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 \_\_\_\_\_