

FOR SALE/ TO LET

DALKIN + CO

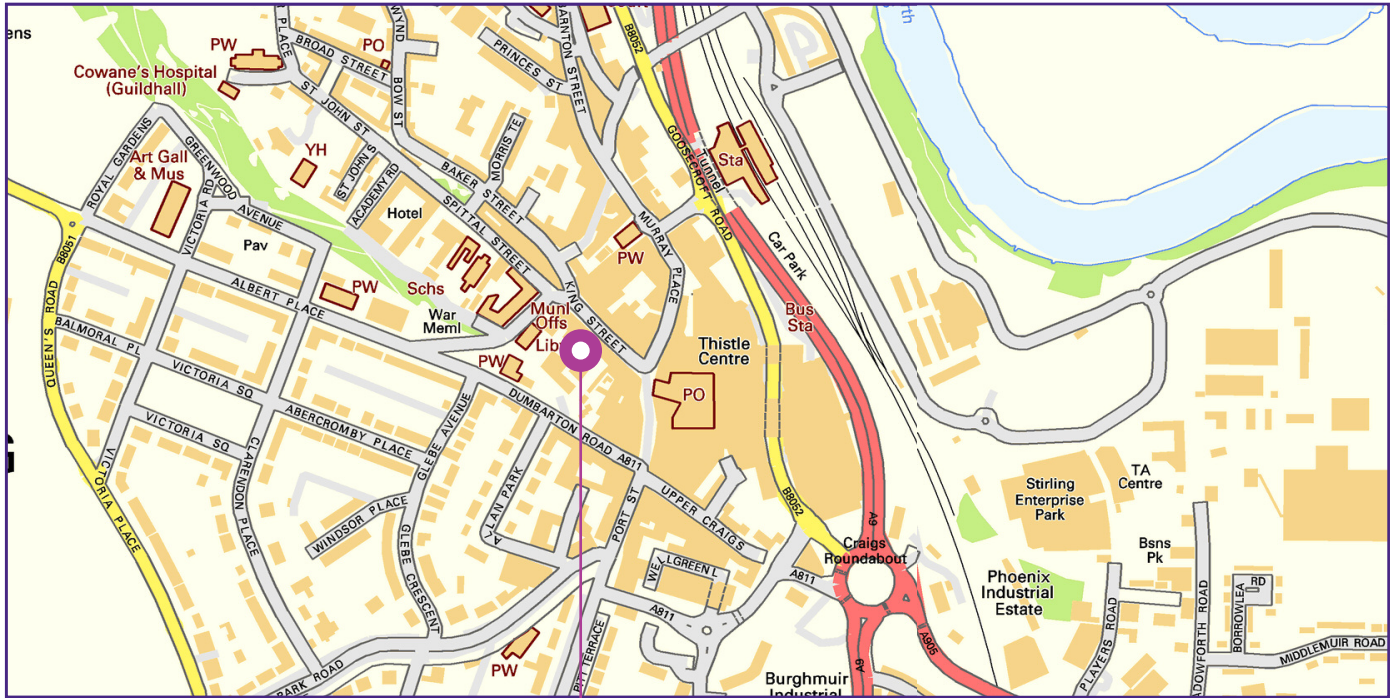
21/25 KING STREET, STIRLING FK8 1DP



**FORMER BOOKMAKERS WITH REAR EXTENSION -
SUITABLE FOR A VARIETY OF USES**

126 West Regent Street, Glasgow, G2
colin@dalkinandco.com

0141 222 5790



Location

Stirling is located 26 miles to the north east of Glasgow and 35 miles from the north west of Edinburgh with a catchment in excess of 115,000 persons within a 15 minute drivetime.

Stirling is regarded as one of Scotland's busiest and most popular tourist destinations and benefits from an excellent strategic location in the heart of the central belt. Stirling Castle and the Wallace Monument enhance the visitor numbers whilst the popular University Campus on the outskirts of the town expand the resident population of approximately 50,000 people.

The subjects are located on the west side of King Street close to its junction with Murray Place in the heart of the town centre a short distance from the main entrance to **THISTLES SHOPPING CENTRE**.

Nearby traders include **M+S**; **GREGGS**; **MOUNTAIN WAREHOUSE**; **CAFFE NERO**; **BANK OF SCOTLAND**; **BOOTS**; **NEW LOOK**; **SLATER MENSWEAR** along with a number of specialist coffee shops , bars and restaurants along with **STIRLING ARCADE**.

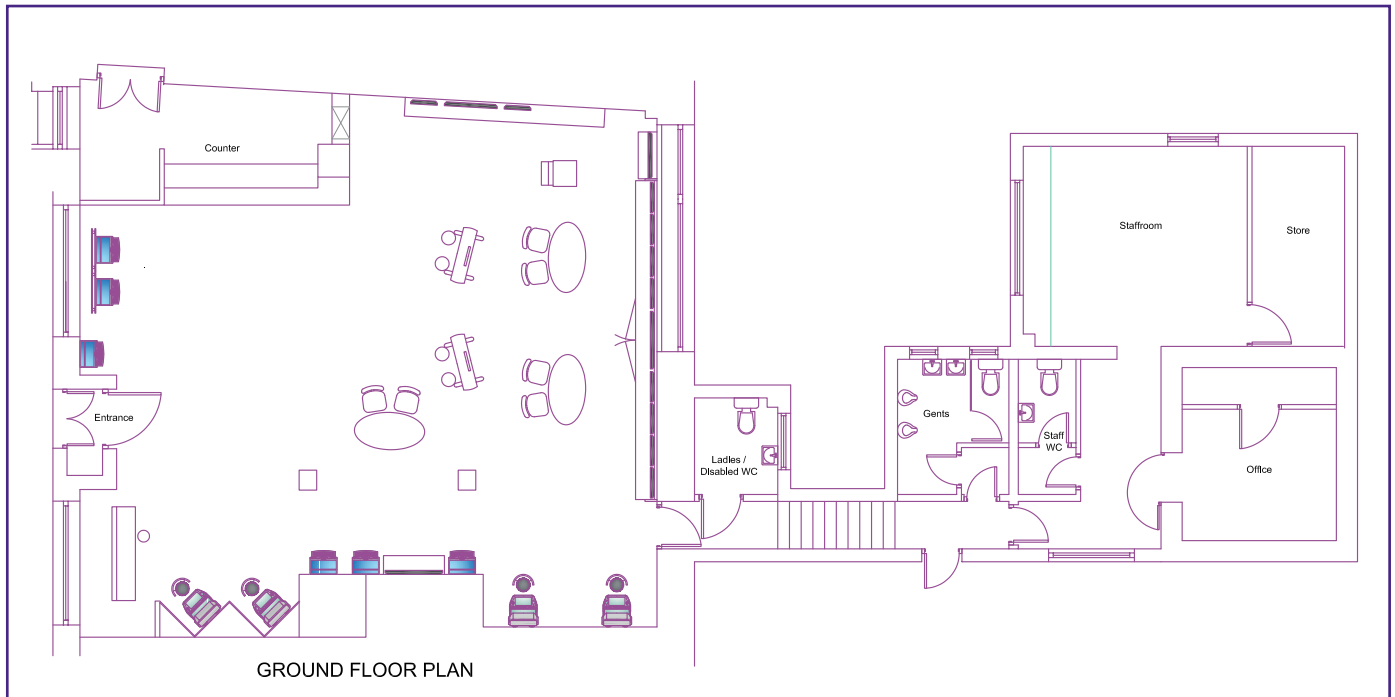
The main town centre bus and train stations are both a short walk from the premises whilst parking is available both on the street and also at Thistles Shopping Centre.





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Accommodation

Frontage	40'0 (12.2 m) approx
TOTAL FLOOR AREA	1,830 sqft (170 sqm) approx

Rateable Value

We understand that the subjects have a current rateable value of £23,500.

Price

On application.

Ladbrokes currently hold the property on a FRI lease paying a rental of £46,500 per annum until the lease expiry in November 2025.

The property can be purchased with either vacant possession or with the lease still place - details on request.

Rent/Lease

Subject to sorting out vacant possession then the subjects will be available on a new lease for a minimum period of 5 years - rent on application.

Legal Costs

Both parties will be responsible for their own legal costs.

VAT

All prices, premiums and rents quoted are exclusive of VAT.

ANTI MONEY LAUNDERING

In accordance with anti - money laundering regulations 2 forms of identification along with a home address and information to confirm the source of funding will be required from the successful buyer or new tenant.

ENTRY

Available from Summer 2025.

Viewing & Further Information

By prior arrangement with the sole agent.

Colin Dalkin

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