

# Stirling - Unit 2, The Barracks

FORTHSIDE LEISURE PARK, STIRLING, FK8 1QZ

Restaurant / Leisure Opportunity To Let - 412 SQ M (4,434 SQ FT)



## Unit 2, The Barracks

Forthside Leisure Park, Stirling, FK8 1QZ

## LOCATION

Stirling is located in the Central Belt of Scotland approximately 36 miles north west of Edinburgh and 26 miles north east of Glasgow. The city has a resident population of approximately 70,000 persons within the primary catchment increasing to c.250,000 within the secondary catchment and provides easy access by road and rail to all major cities in the country.

The subject property is located within the established Forthside Quarter area of Stirling, situated less than half a mile from the Thistles Shopping Centre, the main retailing thoroughfare in the city centre.

Nearby occupiers include Nando's, Vue Cinema's, Toast Cafe, Premier Inn, Stirling Beefeater and Gabe's Diner Bistro.

## DESCRIPTION

Constructed in 2008, Forthside Leisure Park benefits from an extensive car park complete over 450 spaces and several EV charging points. The scheme benefits from excellent pedestrian links and connectivity with the city centre via the Forthside Bridge. There are no nearby competing leisure schemes, providing the current operators with strong year round trade.

The subjects comprise a large self-contained restaurant unit within the development. Internally, the subjects provide an open plan space, accommodating up to 120 covers. The unit is currently fitted out to facilitate a restaurant operator however it would be suitable for other leisure uses subject to the relevant planning consents.

## ACCOMMODATION

The premises are arranged over ground floor level only and comprise the following approximate net internal area:

Unit 2, The Barracks	SQ FT	SQ M
Ground Floor	4,434	412

## LEASE

The premises are available by way of a new 10 year FRI lease, subject to upward only rent review at year 5.

## RENT

Offers in excess of **£70,000 per annum** are invited. The property is elected for VAT and therefore is payable on all outgoings.

## RATES

Rateable Value: **£101,000**  
UBR (2025/26): **£0.568**  
Rates Payable: **£57,368 pa**

## PLANNING

The premises benefit from having Class 3 (Food & Drink) consent.

## SERVICE CHARGE / EPC

The current on account service charge is £9,110 pa exclusive of VAT. An EPC Report is available on request.

## LEGAL COSTS

Each party to be responsible for their own legal and professional costs incurred in this transaction. For the avoidance of doubt the ingoing tenant will be responsible for Land & Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.

## ANTI-MONEY LAUNDERING REGULATIONS

In order to comply with anti-money laundering legislation, the successful purchaser/tenant will be required to provide certain identification documents. The required documents will be requested at the relevant time.



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Waitrose

THISTLE MARCHES SHOPPING CENTRE



TO LET

VUE CINEMAS

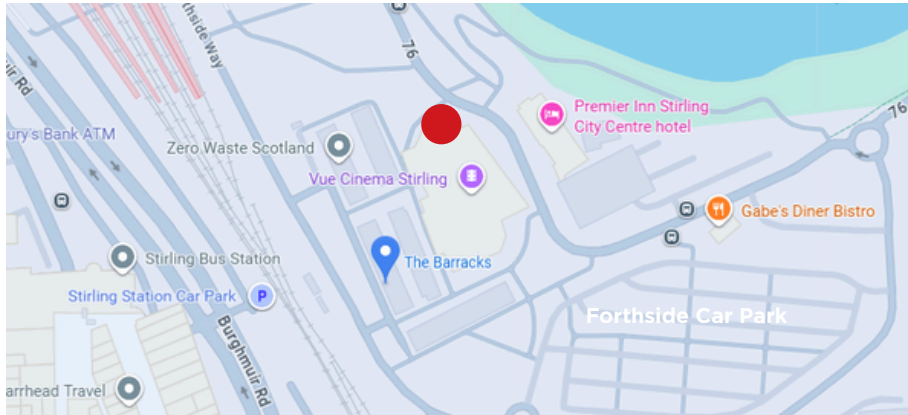
Nando's

Beefeater

Premier Inn

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