



# To Let

## Retail Unit

Office/Retail

AVAILABLE NOW

**Stirling Station,  
Stirling  
FK8 1PF**

**1,927,000+**  
**ANNUAL STATION FOOTFALL\***

### Description:

This excellent business opportunity comprises a modern self contained Office / Retail unit situated prominently at the front of Stirling Station. It benefits from DDA access, main door entry & existing modern fit-out. The unit has connection to water and drainage. The unit is also connected to power and has a small kitchen area & DDA toilet with shower.

### Location:

Stirling Railway Station is located on the former Caledonian Railway main line between Glasgow and Perth. It is the junction for the branch line to Alloa and Dunfermline via Kincardine and is also served by trains on the Edinburgh to Dunblane Line and long-distance services to Dundee and Aberdeen and to Inverness via the Highland Main Line.

*\*The latest figures available from the Office of Rail and Road (ORR) record passenger entries and exits of 1,927,190 for 2022/23.*

**station  
spaces**

 **ScotRail**  
SCOTLAND'S RAILWAY



### **Property:**

The premises comprise a modern self contained office / retail unit situated prominently at the front of Stirling Station.

### **Unit size:**

Ground Floor Size: 59.9 sq. m / 644 sq. ft

### **Rates, services and insurance:**

Rates to be assessed. Interested parties are advised to make their own enquiries to the local planning and building authorities in respect of business rates and planning.

Service Charge and Insurance Charge levied by way of a fixed contribution reflecting 7.5% & 2.5% of the Rent payable respectively.

### **Rent:**

To be negotiated depending on use but it is likely to comprise a Minimum Guaranteed Rent and/or a rent based on turnover.

### **Costs:**

The ingoing occupier will be responsible for all the Landlord and all the Superior Landlord legal and professional fees.

**AWAITING EPC**

**For further details relating to  
this opportunity, please contact:  
[stationspaces@scotrail.co.uk](mailto:stationspaces@scotrail.co.uk)**

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