

TO LET

RETAIL UNIT

NIA: 147.44 SQM (1,587 SQFT)

High Levels Of Passing
Vehicular Traffic

Prominent Town Centre
Location

May Qualify For 100% Rates
Relief Through The SBBS.

Available For A Variety Of
Uses (Subject To Planning)

**Rent: £15,000 Per
Annum**



[CLICK HERE FOR VIDEO TOUR!](#)



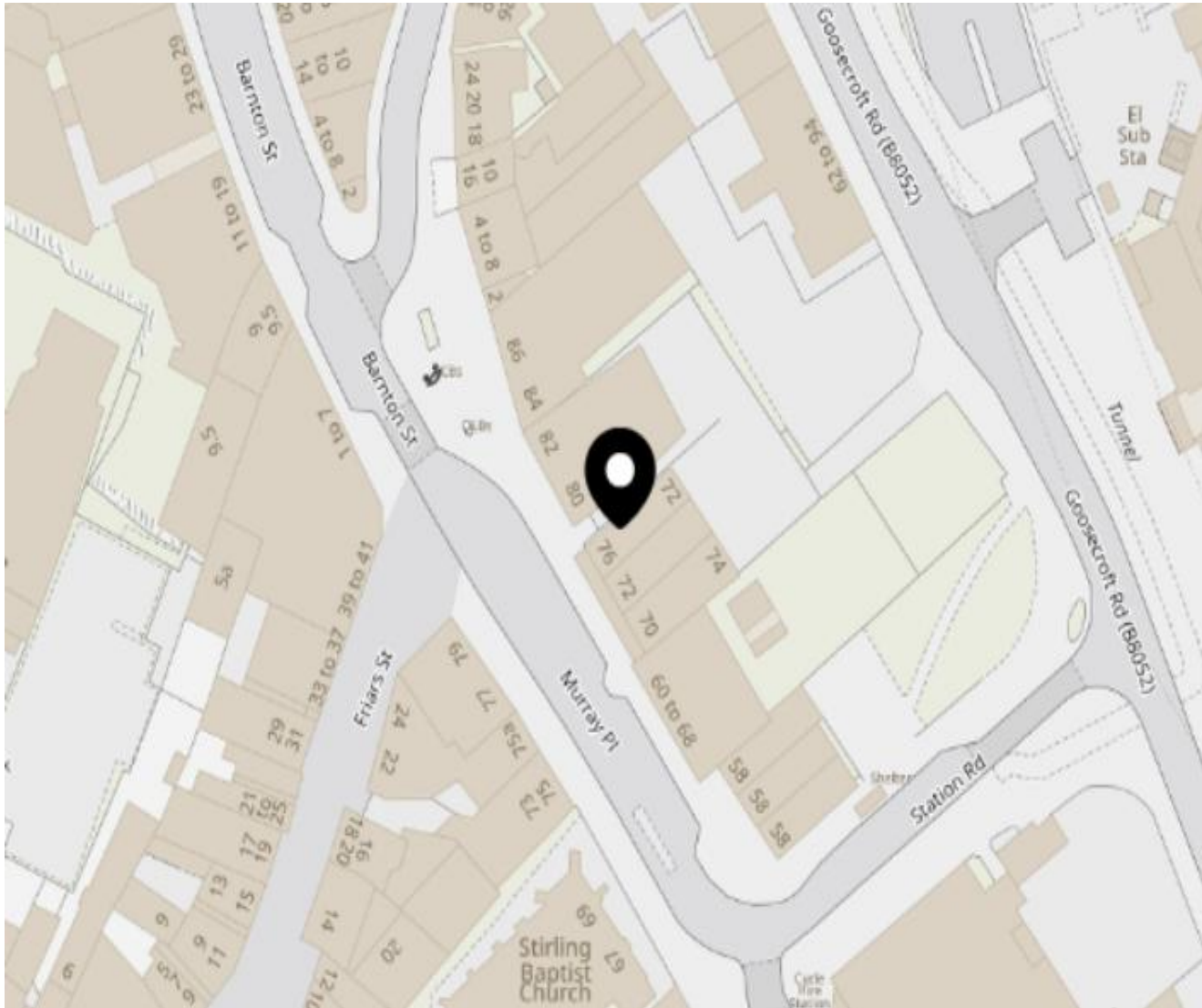
76 MURRAY PLACE, STIRLING, FK8 2BX

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LOCATION

Stirling is a city located in central Scotland. It lies approximately 37 miles north-west of Edinburgh and 26 miles Northeast of Glasgow.

More specifically, the subjects are located within the town centre on Murray Place between the junctions with Station Road and Maxwell Place. This desired location has high levels of footfall and excellent transportation links that benefit the property.

Stirling has excellent transport links across Scotland with frequent railway links to Edinburgh and Glasgow as well as the highlands. Stirling also provides excellent road connections via the M9, M80 and A9.

The surrounding area comprises of mostly of commercial occupiers at ground level with some residential dwellings on the upper floors. Surrounding occupiers include SPAR, OXFAM and Coral.



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DESCRIPTION

The subjects comprise a well-presented, end terrace retail unit, situated in an established commercial location. The property benefits from good frontage and a convenient town centre location.

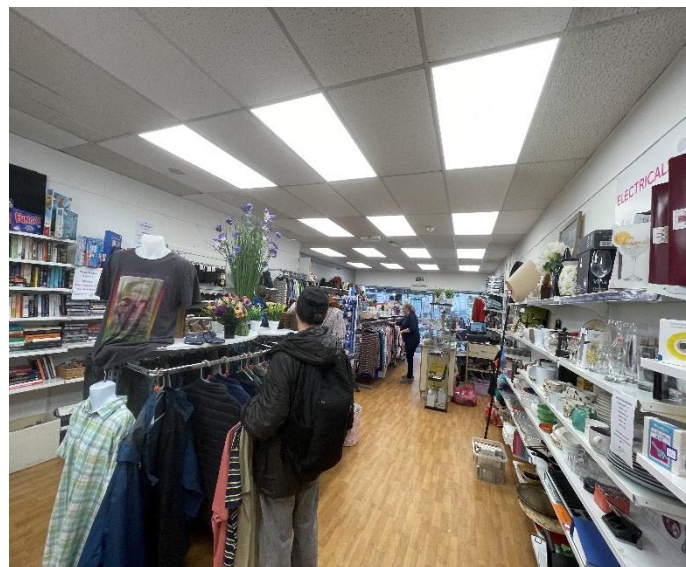
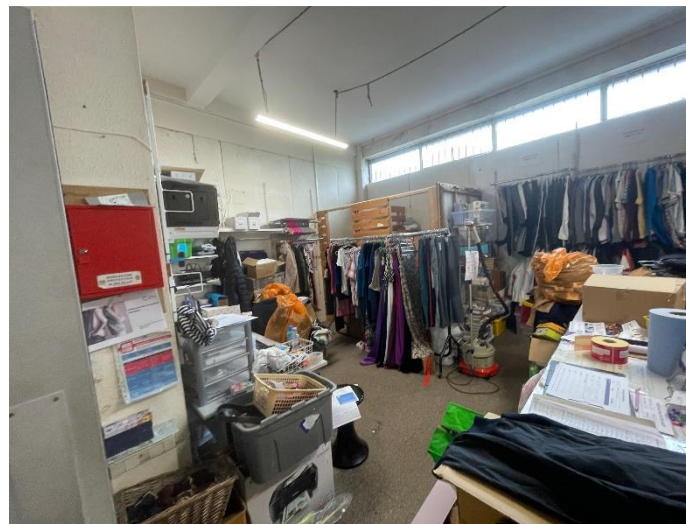
Internally, the unit provides versatile accommodation arranged to include an open-plan sales area, rear office, and basement-level storage and WC facilities.

The ground floor comprises a bright and welcoming retail area, benefiting from a prominent glazed frontage which allows a good level of natural light into the sales space. This is further enhanced by the installation of LED lighting throughout.

Externally, the property benefits from excellent frontage and high visibility from the main road, occupying a prominent roadside position with a high volume of passing traffic.



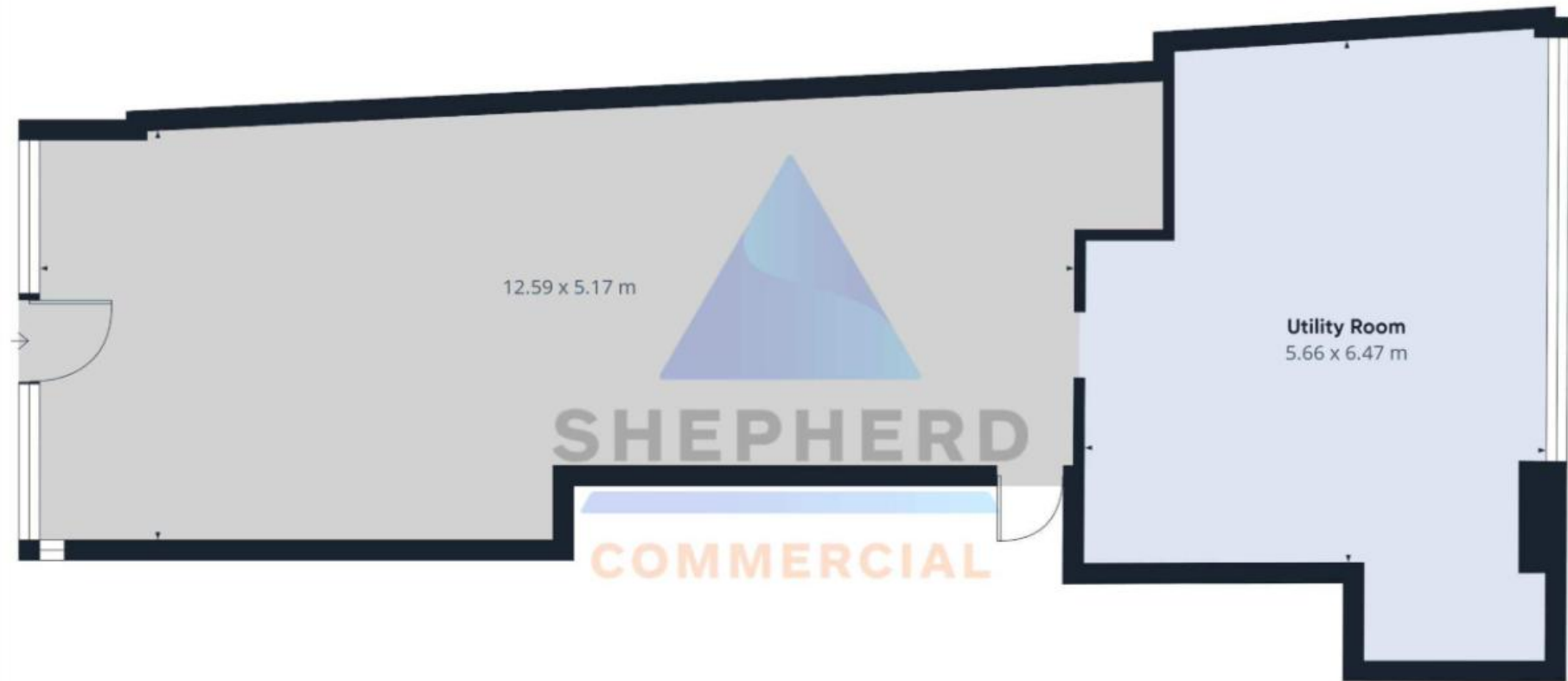
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Ground Floor Plan

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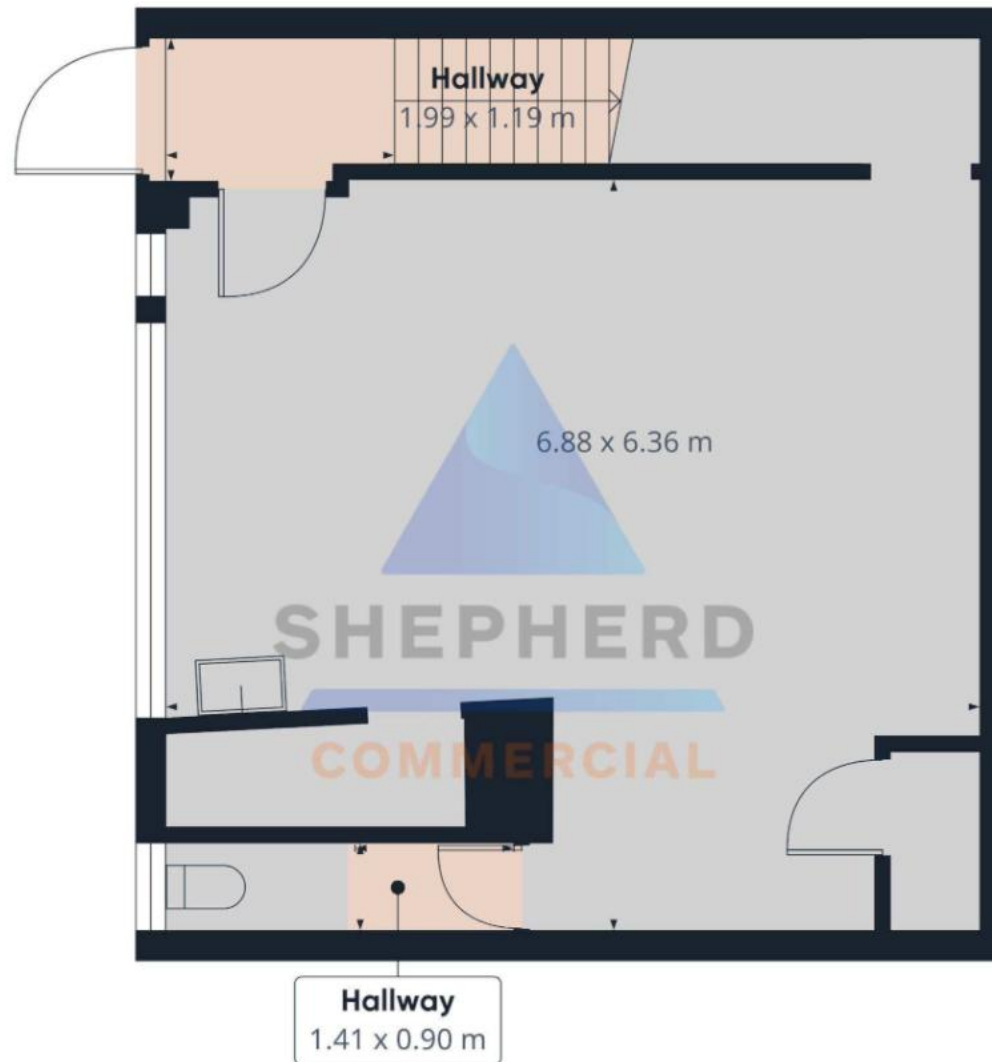


Floor 1



Basement Floor Plan

76 MURRAY PLACE,
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Floor 0



**76 MURRAY PLACE,
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RENTAL

Our client is seeking rental offers of **£15,000 per annum exclusive**.

PLANNING

We understand that the property has Class 1A Planning Consent, all in Terms of the Town and Country Planning (Use Classes) (Scotland) Order 1997.

The property may suit alternative uses subject to obtaining all necessary planning consents. It will be incumbent upon any purchaser to satisfy themselves in this respect.

ENERGY PERFORMANCE CERTIFICATE

The property has an energy performance rating B; an energy performance certificate is available upon request.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction. The ingoing purchaser/tenant will be responsible for any Land and Building Transaction Tax (LBTT) and Registration Dues, if applicable.

VAT

All figures quoted are exclusive of VAT at the prevailing rate.

RATEABLE VALUE

The subjects are currently entered into the Valuation Roll at a rateable value of £7,300.

As such, incoming occupiers may benefit from 100% rates relief via the Small Business Bonus Scheme.

The rate poundage for 2026/2027 is 48.1p to the pound.

ACCOMMODATION

	SqM	SqFt
Ground Floor	111.13	1,196
Basement	36.31	391
TOTAL	147.44	1,587

The above floor areas have been calculated on a Net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).

Get in Touch

For further information or viewing arrangements please contact the sole agents:



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ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. July 2026

