

# PROPERTY PARTICULARS LETTING OPPORTUNITY



## FOR LEASE



**78A Raploch Road, Stirling, FK8 1SX**

Stirling Council, Infrastructure, Teith House, Kerse Road, Stirling FK7 7QA  
Telephone 017862 333215 Email: [estates@stirling.gov.uk](mailto:estates@stirling.gov.uk)

# **78A Raploch Road, Stirling.**

## **Location**

Stirling is a major regional centre in the central belt of Scotland. The city is approximately 40 miles from Edinburgh and 35 miles from Glasgow.

## **Situation**

The subjects are situated at the junction of Raploch Road and Huntly Crescent in the Raploch suburb of Stirling which is approximately 1 mile north of the city centre. A selection of local shops and amenities including a Sainsbury's supermarket, Raploch Community Campus and Forth Valley College are found within close proximity of the subjects. Raploch has undergone phased regeneration with a new large housing development due to be constructed to the immediate north of the subjects.

## **Description**

The subjects of lease comprise 1 of 3 retail units within a modern 2 storey corner property with self-contained flats above it. Externally, the out facing walls are finished with metal cladding and painted rendered cement to the rear. The shop has a metal framed double glazed frontage with a remote control steel roller shutter. There are communal parking spaces at the front of the property.

## **Accommodation**

The unit has a gross internal area 89.46sq.m (963 sq.ft) or thereabouts. Internally, the unit has a small store/office area at the rear separated by a partition wall from the main sales area which is in a shell condition. The kitchen and toilet will require to be fitted to building regulation standards as part of the fit out works.

## **Services.**

The property is connected to mains electricity, water and drainage. Mains gas is available close by.

## **EPC**

The Energy Performance Rating for this building is **F**. The Recommendation Report is available upon request.

## **Use**

The unit falls within Class 1 Shops in the Schedule to the Town & Country Planning (Use Classes) (Scotland) Order (1997). Any questions regarding change of use class should be made directly to the Council's Planning department on 01786 233660.

## **Lease Terms**

The subjects are available by way of a new full repairing and insuring lease on terms to be agreed.

**Rates.**

2022/2023 Rateable value £7,100.00.

Rates payable for 2022/2023 are £3,535.80 per annum.

Enquiries regarding any business rates relief should be made direct to the Business Rates department on 01786 233175.

**Deposit**

A satisfactory financial reference check and a security deposit equivalent to a quarter's rent will be requested.

**Rental Offers**

Rental offers over £9,000 per annum are invited. VAT is payable on the rent.

At this stage a closing date has not been set. Interested parties are asked to note their interest by completing and returning the attached Lease Application Form, and will then be notified when a closing date is set.

**Fees**

Each party will be responsible for their own surveyors and legal fees. The tenant will be responsible for the lease's registration fees.

**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.

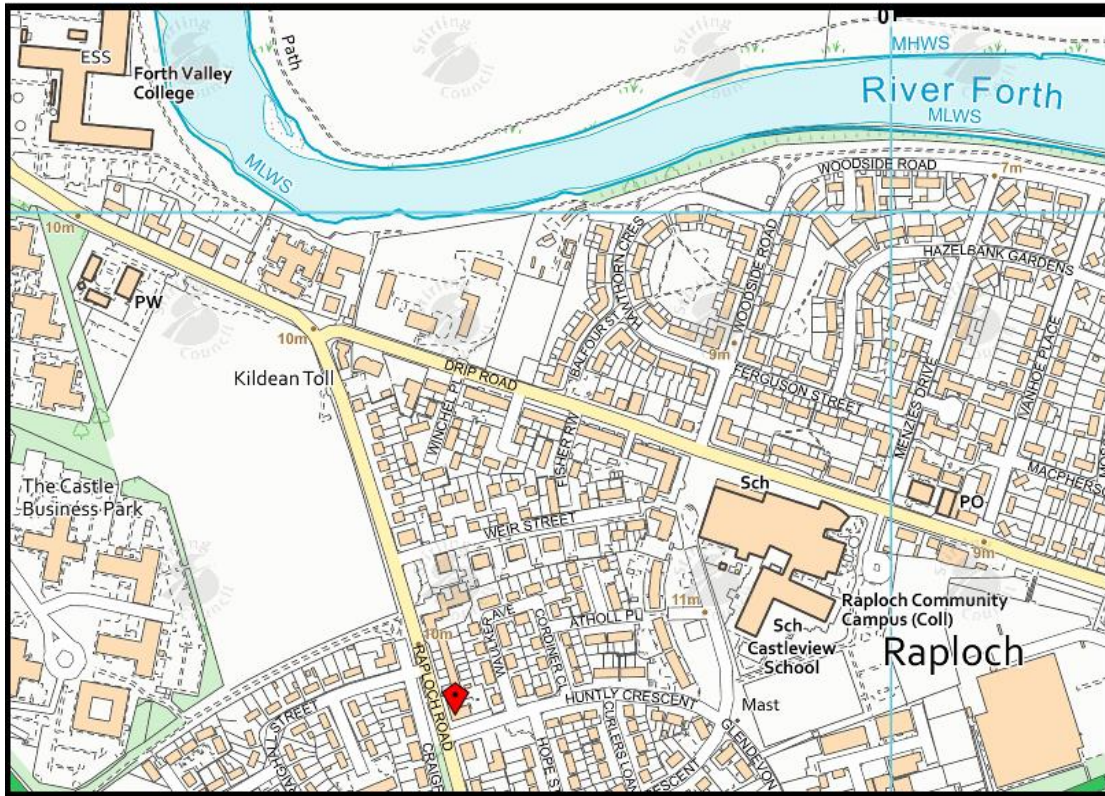
**Further information and viewing.**

Interested parties requiring additional information or to arrange viewing are requested to contact Estates and Commercial Property (telephone 01786 233328 or e-mail [estates@stirling.gov.uk](mailto:estates@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.*

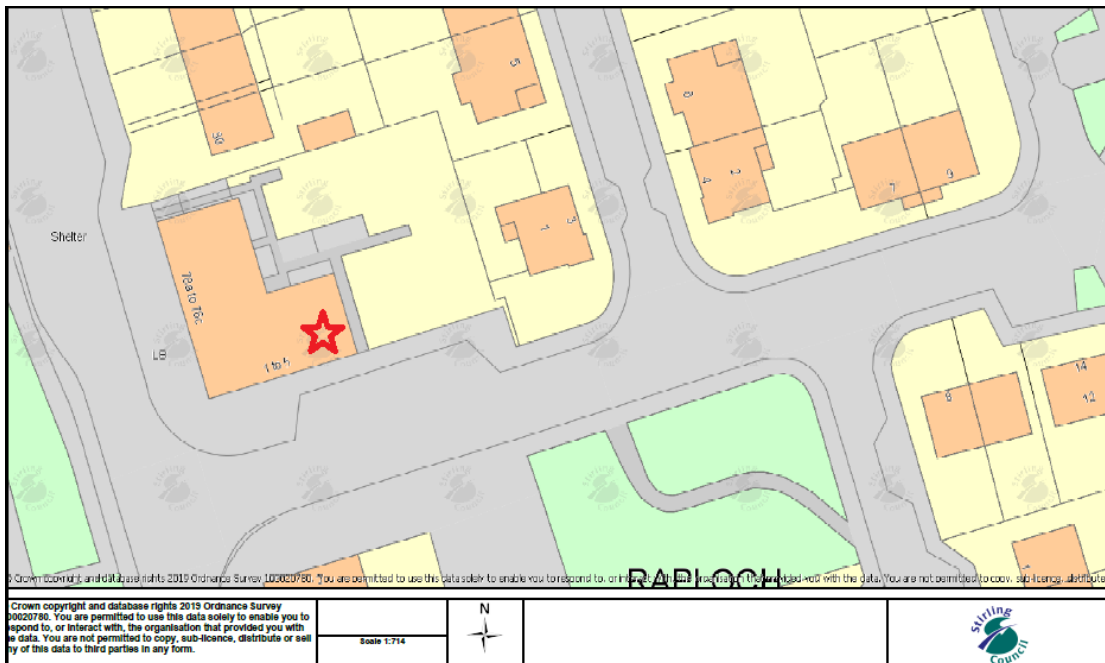
## Location Plan



**Key:** Location of property



## Site Plan



## Key



**78A Raploch Road**

# Lease Application Form



**Property Address:** 78A Raploch Road, FK8 1SX    **Date:**.....

**Private & Confidential**

The information requested below is for the purpose of assessing your suitability as a tenant of the property.

**1. Prospective Tenant Name**

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**Address**

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**Tel** \_\_\_\_\_

**Mobile No** \_\_\_\_\_

**Fax** \_\_\_\_\_

**Email** \_\_\_\_\_

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**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** .....

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**3. Proposed use:**.....

**4. Guarantor**

Please specify names and addresses of person or persons who would be prepared to act as guarantors for the lease:

1. \_\_\_\_\_      2. \_\_\_\_\_



Address \_\_\_\_\_

**Tenant's Bank details**

Bank \_\_\_\_\_

Address \_\_\_\_\_

A/C No \_\_\_\_\_

Sort code \_\_\_\_\_

**5. 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.*

6. Are you VAT registered? Yes/No

5.1 If No, is it your intention to become VAT registered? Yes/No

If so, when?  
\_\_\_\_\_

7. Name and address of your solicitor  
\_\_\_\_\_  
\_\_\_\_\_

Contact \_\_\_\_\_ Tel \_\_\_\_\_

Fax \_\_\_\_\_ Email \_\_\_\_\_

Your contact name  
\_\_\_\_\_

Signature \_\_\_\_\_

Date \_\_\_\_\_