



8-14 Murray Place, Stirling, FK8 2DB
Retail Premises with Development Potential - FOR SALE



SUMMARY

- Vacant Class 1A retail building (formerly a BHS) extending to approximately 20,180 Sq Ft (NIA) and occupying a site area of circa 0.14 acres.
- Formerly accessed directly into the main shopping centre, The Thistles.
- Due to the central location and superb accessibility, we also anticipate the leisure sector showing interest, specifically gyms and food halls.
- Potential for redevelopment to create a mixed-use or hotel scheme, subject to planning permission.
- High Street location within Stirling town centre and main regeneration area, approximately 4 minutes walk from Stirling Station.
- Offers invited for the freehold interest. Guide Price on Application



DESCRIPTION

The existing property comprises a retail building (Use Class 1) which extends to approximately 20,180 ft² NIA over 5-storeys.

The property was most recently operated by British Home Stores and is arranged with an open plan sales area at ground floor with further sales areas, restaurant and storage across the upper floors.

The site has frontages on to the Murray Place in the heart of Stirling Town Centre. The main customer entrance would be off Murray Place, with secondary access and servicing taken through the rear service yard.

Should an occupier be interested in securing access directly from this unit into The Thistles, this could be possible by separate negotiation with the centre owner.

EXISTING AREA SCHEDULE

Area	SQ M	SQ FT
Basement	443.59	4,775
Ground	448.86	4,831
First	465.53	5,011
Second	411.41	4,428
Attic	105.41	1,135
Total	1,874.80	20,180

LOCATION

The building is located in the heart of Stirling City Centre, in a prominent location on Murray Place, a few paces from entrances into The Thistles Shopping Centre. The immediate area comprises a wide range of retail, residential and most recently, student accommodation. There are also extensive cafes, restaurants and hotels available within close proximity of the site.

Stirling Railway Station is located a short walk from the property and offers direct trains to major business hubs, such as Glasgow, Edinburgh, Dundee and Aberdeen.

The former BHS unit originally connected into the Thistles Shopping Centre, however that section was leased and does not form part of this disposal. The Thistles created three units and access from the centre into the vacant building could therefore again be a possibility in the future, subject to negotiations/consents.



TENURE

The property will be sold freehold and subject to vacant possession.

VAT

The property is elected for VAT.

TERMS

Offers are invited for the freehold interest in the building. Guide price on application.

CONTACT

To discuss any aspect of the property or disposal process, please contact the joint selling agents:

AUCTION

Should no acceptable offers be forthcoming **BidX1** will list the subjects in their auction on **17th October 2024**.



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View from Murray Place



View from King Street

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