



**FALCONER**  
PROPERTY CONSULTANTS

## **TO LET/MAY SELL**

Mediterraneo, 40 Morrison Drive,  
Bannockburn, FK7 0HZ

### **FISH AND CHIP SHOP**

- BUSY LOCATION
- READY FOR IMMEDIATE OCCUPATION
- FULLY EQUIPPED TO INCLUDE RANGE/EXTRACTION
- QUALIFIES FOR 100% RATES RELIEF
- 470 SQ FT
- RENT FROM £13,000 PER ANNUM



## LOCATION

Stirling is a city in central Scotland. The market town, surrounded by rich farmland, grew up connecting the royal citadel, the medieval old town with its merchants and tradesmen, the bridge and the port. Located on the River Forth, Stirling is the administrative centre for the Stirling council area, and is traditionally the county town of Stirlingshire. In 2002, as part of Queen Elizabeth II's Golden Jubilee, Stirling was granted city status. Its Castle and Old Town meet the cutting-edge culture of a contemporary University city.

Stirling is well located in central Scotland being almost equidistant between Glasgow, Edinburgh and Perth. The city benefits from good transport links to include a mainline railway, bus depot and easy access onto the Motorway network.

The subjects are located on the north western side of Morrison Drive at its junction with Clark Street. It is located within the Bannockburn area of Stirling in close proximity to local high school and with a high resident population.



## DESCRIPTION

The subjects comprise a detached single storey property of brick construction surmounted by a flat roof overlaid in bitumen felt.

Internally the property provides front take away area incorporating range, extraction system, pizza ovens and other commercial appliances. The floor is overlaid in a ceramic tile covering whilst the walls are overlaid in PVC sheeting and the ceiling is of suspended tiles.

To the rear of the property is a food preparation area, store and w.c. The food preparation area benefits from stainless steel appliances and stainless steel wash basins.

Externally the property benefits from a good level of free unmetered parking.

## PLANNING

The subjects benefit from appropriate planning permission for their existing use as a hot food takeaway. All queries in relation to planning permission and use class of the subjects should be addressed to Stirling Council Planning Department.



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## VIEWING AND FURTHER INFORMATION

Strictly by appointment through the Sole Letting Agent:

Sandy Falconer BSc (Hons) MSc MRICS

STIRLING 01786 234 000

PERTH 01738 230 200

MOBILE 07753 340 113

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## FLOOR AREAS

From measurements taken on site, we understand that the subject property, measured in accordance with the RICS Property Measurement Professional Statement (First Edition, May 2015) incorporating the International Property Measurement Standards and the RICS Code of Measuring Practice to extend to the following approximate net internal area (NIA):

43.67m<sup>2</sup>/470ft<sup>2</sup>

## PROPOSAL

Rent from £13,000 per annum.

A £5,000 rental deposit will be required.

Parties interested in purchasing the Heritable property are encouraged to contact us to discuss pricing.

## RATING

The current rateable value is £4,350. Qualifying businesses will be able to benefit from 100% rates exemption subject to application.

## CLOSING DATE

A closing date may be set and all interested parties should make a note of interest at the offices of the Sole Agent. We reserve the right to lease the property without setting a closing date and we are not obliged to accept the highest or indeed any offer for the lease of the property.

## VAT

VAT will be payable where applicable.

## EPC

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