



# To Let

## Retail Unit

Kiosk

AVAILABLE NOW

**Stirling Station,  
Stirling  
FK8 2BY**

**2,485,000+**  
**ANNUAL STATION FOOTFALL\***

### Description:

The unit available presents a fantastic business opportunity. It comprises a single retail kiosk prominently located on Platform 3 within the station. The unit benefits from a metered power supply and is alarmed. Water and drainage is not currently available. This station has a high captive audience.

### Location:

Stirling railway station is located in Stirling, Scotland. It 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 2,485,000 for 2019/2020.*

**station  
spaces**

 **ScotRail**  
SCOTLAND'S RAILWAY

**Property:**

The premises comprise a single retail kiosk with curved service frontage located on Platform 3 within the station. Power & Lighting is available. Water & Drainage is not currently available. Unit is currently used for storage. The net internal floor area is as follows.

**Unit size:**

Ground Floor Size: 16.89 sq. m / 181 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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