



19 - 21 Murray Place,
STIRLING FK8 1DQ

INVESTMENT FOR SALE

- Prime city centre location
- Mixed use investment
- 2 retail units + 2 x 3 bedroom residential HMO properties
- Net income of £74,237 pa
- Offers overs **£775,000** reflecting a net initial yield of **9.12%**

**Reith
Lambert**
www.reithlambert.co.uk

LOCATION

Stirling is located at the heart of Scotland's Central Belt and has direct road and rail connections to Scotland's major cities: Glasgow, 28 miles south west via the M80 motorway; Edinburgh 37 miles south east via the M9 motorway; and intercity rail links from Stirling Railway Station. Transport infrastructure has been further improved with the completion of the Upper Forth Crossing, the Stirling- Alloa Kincardine rail link and the A80 trunk road upgrade to motorway standard.

Stirling was granted city status in 2002 as part of Queen Elizabeth Golden Jubilee. It has a resident population of 45,000 with a wider catchment of 91,000 in the Stirling Council area. 55% of Scotland's population live within 1 hour's drive and 80% within 2 hour's drive of the city.

Stirling University is one the UKs top universities. It caters for 14,000+ students, employing 1,500+ staff.

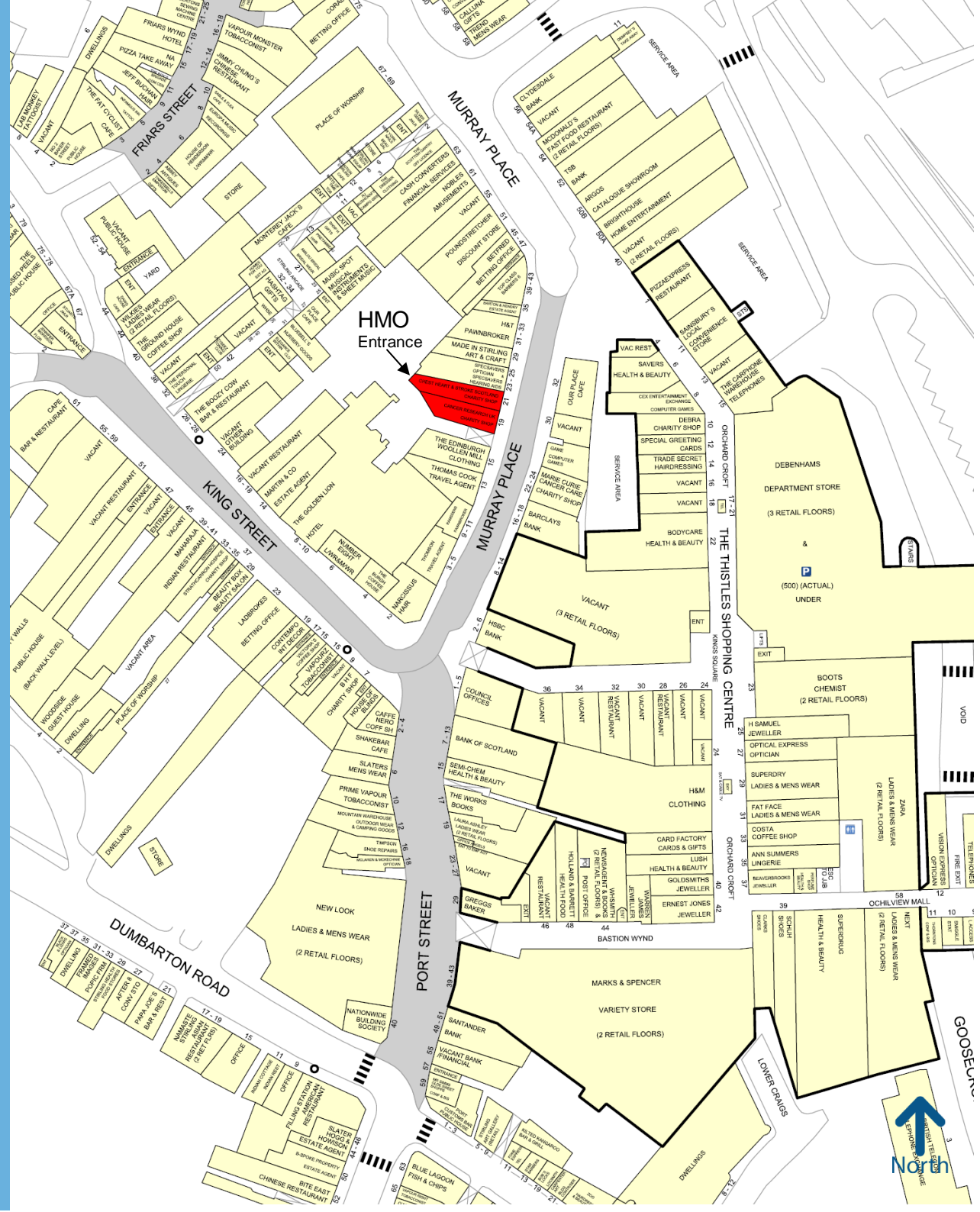
SITUATION

The property is located on the pedestrianised section of Murray Place, opposite The Thistle Shopping centre. Nearby occupiers include McDonalds, Thomas Cook, Barclays Bank, Thomas Cook, Argos and Bank of Scotland.

DESCRIPTION

The subjects comprise a 4 storey building under a pitched and slated roof . The ground and first floor comprise two retail shop units, the second and third floors provide two residential flats.

The two residential flats extend to three bedrooms with open plan kitchen-living rooms. They have HMO (House in Multiple Occupation) licences and are currently let to university students. Access is via a dedicated staircase from the rear car park.



TENANCIES

Address	Tenant	NIA (sq ft)	ITZA (sq ft)	Lease Start	Lease Expiry	Rent (pa)	ZA Rent paf	Comment
Unit 1 21 Murray Place	Chest Heart & Stroke Scotland Ltd	Ground 988 First 787 Total 1,742	766	01/06/2015	31/05/2025	£23,000	£30.02	TBO on 01/06/2021. Tenant did not exercise 01/06/2018 TBO. Stepped Rent: Yr 3 £21,000 pa, Yr 4 £22,000 pa, Yr 5 £23,000 pa. The vendor will top up the rent to £23,000 pa.
Unit 2 19 Murray Place	Cancer Research UK	Ground 814 First 1,207 Total 2,021	742	11/11/2009	11/11/2019	£33,700	£45.44	Tenant did not exercise 10/11/2014 TBO.
Retail Sub-Total		3,763	1,508			£56,700		
Flat 1	HMO	793 sq ft (GIA)	-		June 2019	£17,538*		Gross Annual income of £21,000. *Net income. See below for further info.
Flat 2	HMO	793 sq ft (GIA)	-		June 2019			
Total						£74,238		

COVENANT

Chest Heart & Stroke Scotland Ltd (SC129114) are a register Scottish Charity who aim to improve the quality of life for people in Scotland affected by chest, heart and stroke illness, through medical research, influencing public policy, advice and information and support in the community. In the year to 31/05/2017 Chest Heart & Stroke Scotland Ltd reported a pre-tax profit of £2,947,075 and a net worth of £7,708,508.



Cancer Research UK (04325234) is register charity dedicated to beating cancer. It has 596 shops in the UK serviced by over 4,000 staff and 40,000 volunteers. In the year to 31/05/2017 Cancer Research UK reported a pre-tax profit of £32,900,000 and a net worth of £383,500,000.



RESIDENTIAL FLATS

The HMO (House in Multiple Occupation) properties are managed by Capital Letters a Stirling based letting and management agent. They have been let every year since 2005 predominantly on 10-11 month tenancies.

The properties are currently let on 10 month tenancies expiring in June 2019 producing a combined gross annual rent of £21,000.

There is an annual management charge of £2,772 + VAT in addition to annual fees of £690 + VAT to update certificates required for the HMO licences. The net income for the flats is therefore £17,538 pa.

The flats were fully refurbished in 2017 along with the common areas.



RATABLE VALUE

The Rateable Values of the commercial properties were reduced at the 2017 Revaluation lowering the tenant's occupational costs as set out below.

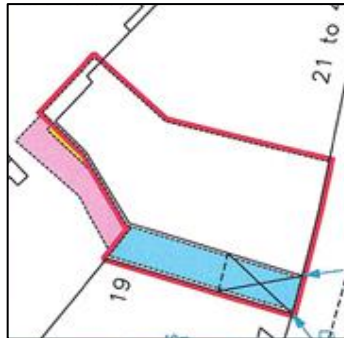
Unit	2017 RV	Pre-2017 RV	RV Reduction
19	£31,250	£38,250	18.30%
21	£32,500	£40,000	18.75%

SERVICE CHARGE

There is currently no service charge regime in place, however both commercial leases allow for recovery.

TITLE

The title is outlined red on the adjacent plan. There is a servitude right of access in favour of the subjects over the area shaded pink and blue. This provides access to the residential entrance.



EPCs

EPC reports are available on request.

VAT

The property has been elected for VAT and therefore VAT will be payable in respect of the purchase price. We anticipate the transaction can be treated as a TOGC (Transfer of Going Concern).

TENURE

Heritable (Scottish equivalent of English Freehold).

PROPOSAL

Offers in excess of **£775,000** representing a **Net Initial Yield of 9.12%** assuming standard purchaser's costs of 5.04%.

FURTHER INFORMATION

For further information or to arrange an inspection please contact:

Drew Lambert
Direct: 0141 225 5709
Mobile: 07803 136 214
awl@reithlambert.co.uk

David Thorburn
Direct: 0141 225 5711
Mobile: 07964 688 144
david@reithlambert.co.uk

**Reith
Lambert**
www.reithlambert.co.uk

MISDESCRIPTIONS: Reith Lambert LLP for themselves and for the vendor of the property give notice that: i) these particulars of sale are a general outline for the guidance of intending purchasers and do not constitute all or any part of any offer or contract. ii) intending purchasers should satisfy themselves as to the accuracy of descriptions, dimensions, references to condition, permitted use and other details all of which are given without any warranty whatsoever. iii) unless otherwise stated all rents and prices are quoted exclusive of VAT. iv) they have not conducted and are not aware of any investigations into any potential or actual pollution or contamination of the building, land, air, or water and give no warranties whatsoever in respect thereof, of which prospective purchasers should satisfy themselves. v) in accordance with the terms of the Requirements of Writing (Scotland) Act 1995 these particulars are not intended to create any contractual relationship or commitment which can only be entered into by exchange of missives between respective solicitors. Date of Publication: March 2018.