

**FOR SALE/MAY LET**  
PROMINENT RETAIL PREMISES



37 Dumbarton Road,  
Stirling, FK8 2LQ

- Prominent City Centre location
- On busy main thoroughfare
- Potential for 100% rates relief
- Extends to approximately 72.50 Sq.M./780 Sq.Ft.



### LOCATION

Stirling is widely regarded as one of Scotland's busiest and most popular business and tourist locations. The city benefits from a central location in the heart of Scotland and allows easy access by road and rail to all major business centres throughout the country. Junction 10 of the M9 motorway is a short drive from the City Centre, which allows commuters to take full advantage of excellent transport links and arterial routes throughout Central Scotland, with both Edinburgh and Glasgow within approximately 40 minutes' drive.

Stirling has a resident population of approximately 45,000 persons and a wider catchment of around 91,000 in the Stirling Council area. 5% of Scotland's population live within a one hour drive from Stirling, increasing to 80% within two hours.



The building is located in the heart of Stirling City Centre, in a prominent location on Dumbarton Road. The immediate area comprises an extensive range of retail and leisure amenities, with the Thistles Shopping Centre less than a minutes' walk from the subjects. There is also an extensive range of residential and student accommodation within the immediate vicinity.

The Ordnance Survey extract, which is for identification purposes only, shows the location of the subjects.

### DESCRIPTION

The subjects comprise a ground floor retail premises within a two-storey building of stone construction. Internally, the subjects are fitted out in line with their previous use as an aesthetic clinic, with a reception area to the front of the subjects, three fully plumbed treatment rooms, and staff facilities.



To arrange a viewing please contact:



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**Andrew Peel**  
Property Agent  
07803 896 976  
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#### TERMS:

Our client's preference is to sell their heritable interest in the premises, however, consideration will be given to offering a new Full Repairing Lease on flexible terms.

Quoting Price/Rent on application.

#### RATING:

According to the Scottish Assessor's Association website, the subjects are entered into the current Valuation Roll as follows:

Rateable Value - £11,000.

Subject to eligibility the ingoing tenant may qualify for 100% rates relief.

#### VAT:

All prices, rents and premiums etc are quoted exclusive of VAT (if applicable).

#### EPC:

The EPC is available on request

#### ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude

#### IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. 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 our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: March 2025