Location
Stirling is located 26 miles east of Glasgow and 35 miles west of Edinburgh with a catchment of approximately 115,000 persons within a 15 minute drivetime. The resident population is estimated at approximately 50,000 persons.

The property is situated in a prime location on the non-pedestrianised section of Murray Place. Surrounding occupiers include Game, Specsavers, Barclays Bank and Marie Curie.

Terms
Subject to securing vacant possession, the property is available on a new long term lease.

EPC
The property has an EPC rating of E. A copy of the energy performance certificate is available upon request.

Accommodation
The unit is arranged over ground and basement floors and extends to the following approximate net internal floor area:

<table>
<thead>
<tr>
<th>Gross Frontage</th>
<th>6.90m</th>
<th>23 ft</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ground Floor</td>
<td>59.53 sq.m</td>
<td>(641 sq.ft.)</td>
</tr>
<tr>
<td>Basement Area</td>
<td>52.63 sq.m</td>
<td>(567 sq.ft.)</td>
</tr>
<tr>
<td>TOTAL</td>
<td>112.16 sq.m</td>
<td>(1,208 sq.ft.)</td>
</tr>
</tbody>
</table>

Rent
Offers are invited.

Rates
The property has been entered into the Valuation Roll as follows:

RV: £ 32,500

Legal Costs
Each party will be responsible for their own legal costs incurred in connection with this transaction.

Date of Entry
By arrangement.

Contact:
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MISREPRESENTATION ACT

"Kennedy & Co Property Ltd (and its subsidiaries and their Joint Agents where applicable) for themselves and for the vendors or lessors of this property for whom they act, give notice that:

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30 MURRAY PLACE
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