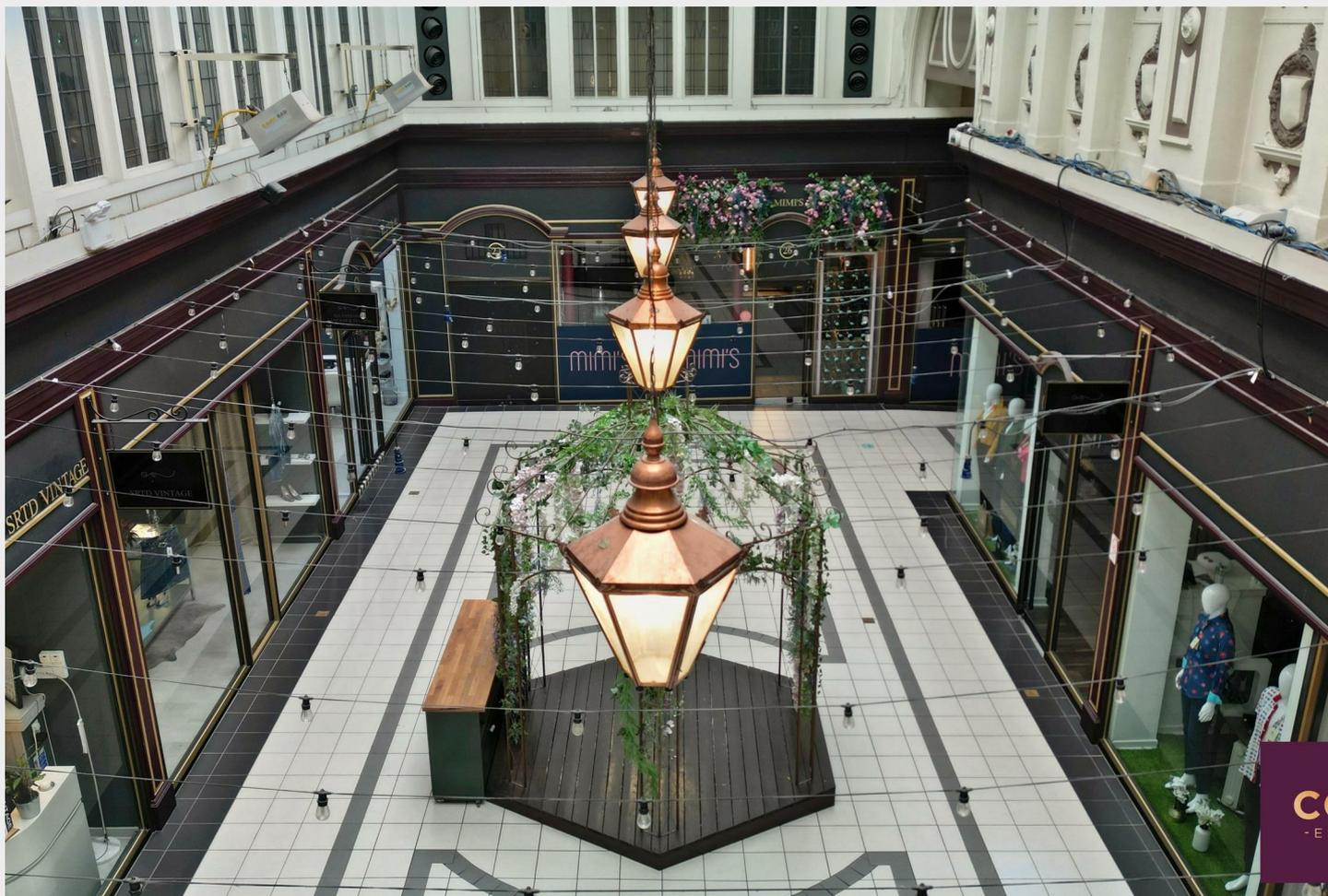


# CODA

- ESTATES -



## Mimi's The Stirling Arcade, Murray Place, Stirling, FK8 1AX

£1,650 (From) PCM

- Fully Licensed Bar/Restaurant Opportunity
- High Quality Existing Fit Out
- Terms negotiable
- Subsidised service charges
- Stirling Town Centre Location
- Immediate Trading Opportunity
- Available for immediate entry

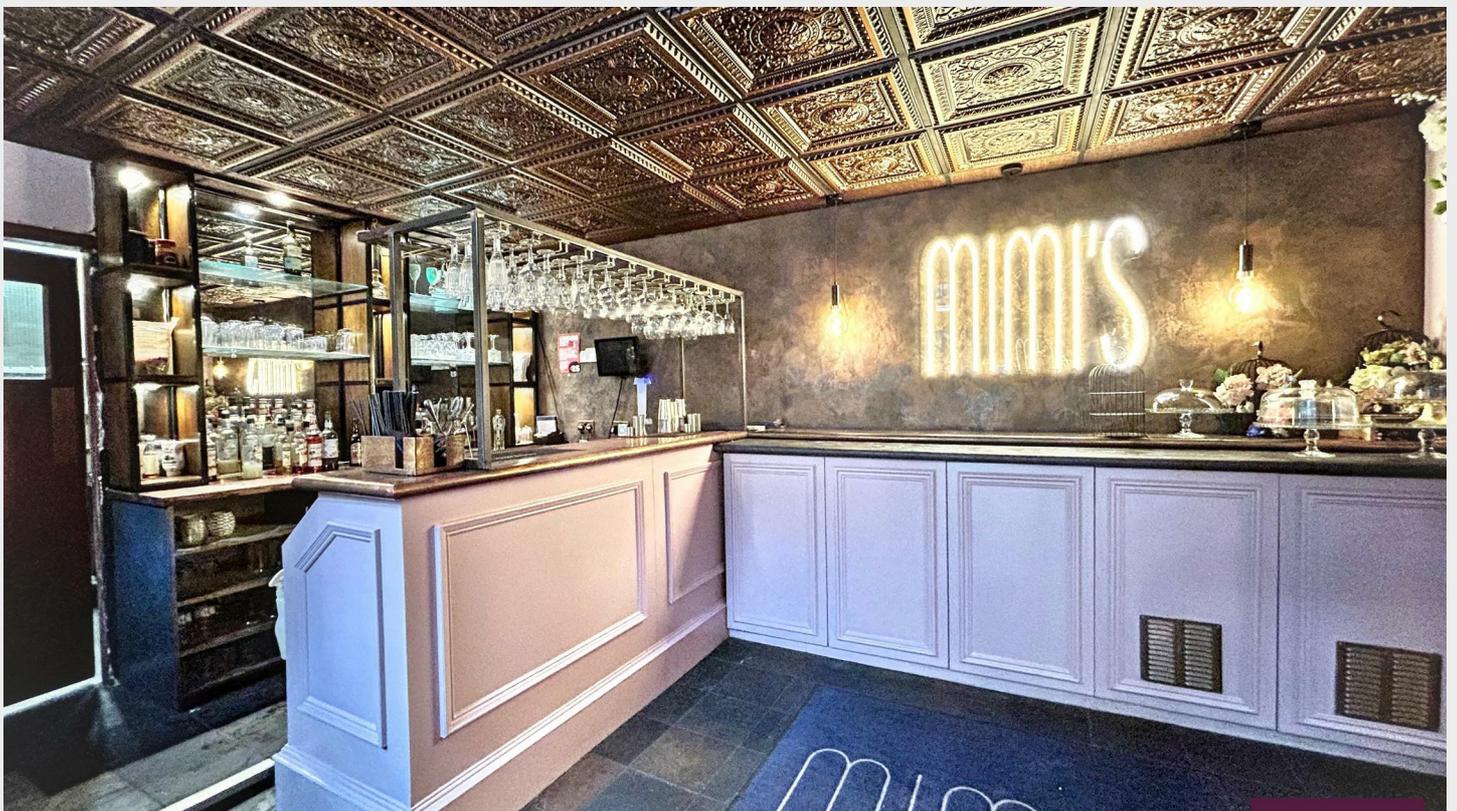
# Mimi's The Stirling Arcade, Murray Place, Stirling FK8

1AX

Less than a minutes walk from the town's railway station and situated within the historic Stirling Arcade, CODA Estates are delighted to offer a stunning bar/restaurant opportunity within a beautiful Victorian shopping arcade. One of only five of its kind in Scotland and dating to 1882, the Stirling Arcade has been an important hub in the city centre for more than 100 years.



Council Tax Band:



## Prime Licensed Restaurant & Bar Opportunity – Stirling Arcade, Historic Stirling

An exceptional opportunity to lease a fully licensed and beautifully fitted restaurant/bar premises located within the prestigious Stirling Arcade, in the very heart of historic Stirling.

This attractive unit benefits from a complete fit-out, allowing an incoming tenant to commence trading with minimal capital expenditure. The premises offer a stylish and welcoming interior, well-suited to a variety of hospitality concepts including restaurant, wine bar, cocktail lounge, café-bar or contemporary bistro.

Situated within the charming and well-established Stirling Arcade, the property enjoys strong footfall from both locals and tourists, surrounded by a vibrant mix of independent retailers and businesses. Its prime town centre location places it moments from Stirling Castle, key transport links, and major visitor attractions, ensuring year-round trade potential.

Key features include:

Fully licensed premises

High-quality existing fit-out

Prime central location

Strong passing footfall

Immediate trading opportunity

This is a rare chance to secure a ready-to-operate hospitality unit in one of Scotland's most historic and sought-after city centres.

**Location:** Stirling is one of Scotland's most vibrant and historic cities, offering an exceptional blend of heritage, connectivity, and modern amenities. Often referred to as the "Gateway to the Highlands," Stirling enjoys a strategic central location, with excellent transport links to Glasgow, Edinburgh, and Perth via the M9 motorway and mainline rail services.

**Description:** Less than a minutes walk from the town's railway station and situated at the heart of the historic Stirling Arcade, a stunning Victorian shopping arcade, one of only five of its kind in Scotland and dating to 1882, the Stirling Arcade has been an important hub in the city centre for more than 100 years. Occupying both its own enclosed bar/restaurant area and also the fully covered glass atrium within the centre of the arcade, the restaurant offers both an intimate space and the feel of dining al fresco whilst sheltered from the inclement Scottish weather.

Winding its way from Murray Place to the foot of the Castle Rock on King Street, the Stirling Arcade is a beautiful place to relax and browse some of its many boutique shops and retailers, offering the best quality alternative shopping in the

city. The arcade has undergone a programme of restoration to revive its original period features and its ornate glass roof floods the arcade's central atrium and walkways with natural light.

**Amenities:** The city has a strong and diverse economy, with thriving sectors in retail, education, tourism, and professional services. Stirling's compact city centre attracts a high footfall, supported by a large local population, a growing student community from the University of Stirling, and a steady influx of visitors drawn to its historic landmarks such as Stirling Castle, The Wallace Monument, and the Old Town.

As a retail/dining destination, Stirling combines a rich mix of national occupiers and independent traders, creating a dynamic environment. With a mix of pedestrianised precincts, and surrounding streets, Stirling provides a vibrant trading hub, with a wide customer base drawn from across the central belt and beyond.

With its blend of cultural heritage, excellent connectivity, and a strong catchment area, Stirling continues to be a highly attractive destination for businesses seeking growth and visibility.

**Terms:** Negotiable

**Rates:**

**VAT:** The rent is subject to VAT

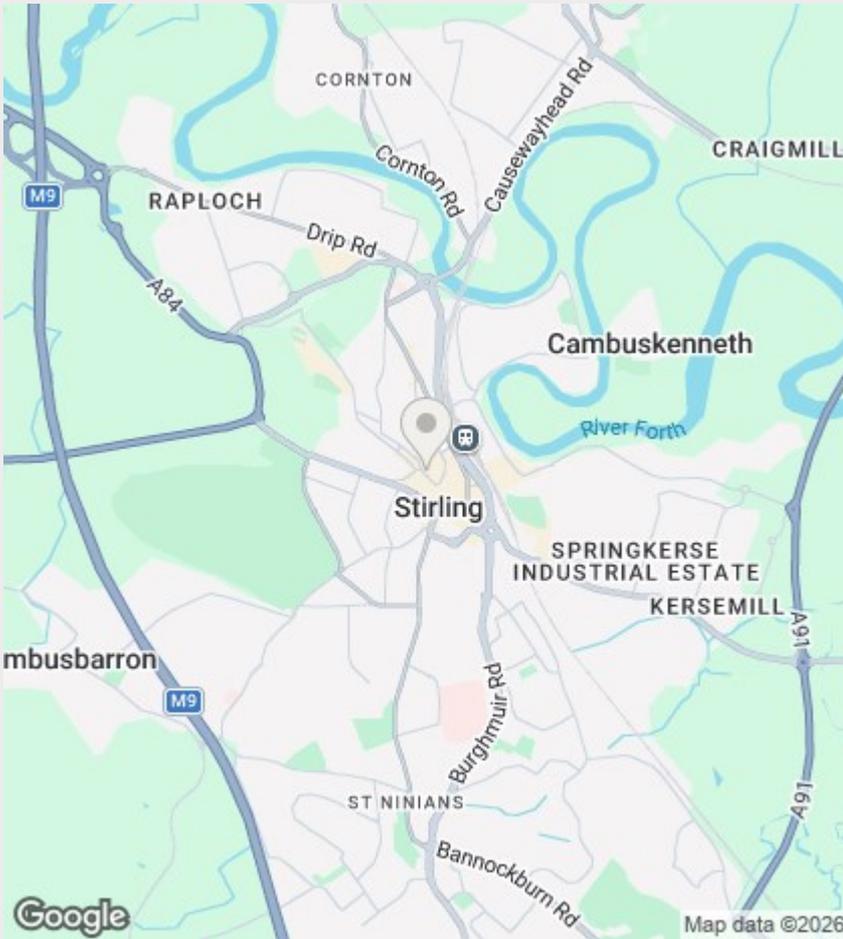
**Legal Costs:** It is expected the ingoing tenant to be responsible for their own incurred legal fees relative to the transaction.

**Service Charge:** Unit Dependent. The service charge will be renewed annually.

**Insurance:** The landlords will incorporate building insurance cover as part of the annual service charge. The tenants will be responsible for insuring their own contents.

**Viewing:** Arranged by appointment to confirm please call 0141 775 1050

**Parking:** No



## Directions

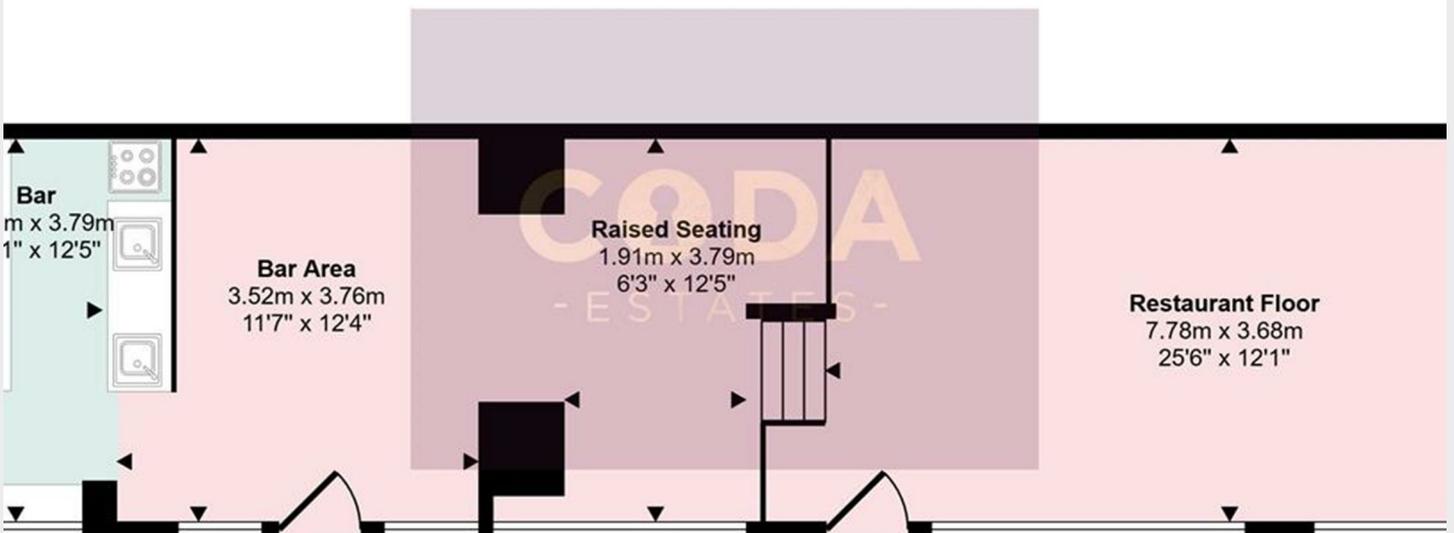
## Viewings

Viewings by arrangement only. Call 01417751050 to make an appointment.

## EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>Scotland</b>		EU Directive 2002/91/EC	

Approx Gross Internal Area  
92 sq m / 991 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.