

High Street Retail FOR SALE

TSA Property Consultants



2 Port Street, Stirling, FK8 2LD

City Centre Cafe Nero Investment | Held on FRI Lease Expiring 2030 | Passing £37,500 per annum | Ground & 1st Floor | Sale o/o £425,000

Summary

Tenure	For Sale
Available Size	2,067 sq ft / 192.03 sq m
Price	Offers in excess of £425,000
Business Rates	Upon Enquiry
EPC Rating	Upon enquiry

Key Points

- Prime Town Centre Location
- Ground & 1st Floor
- Expiry: June 2030
- Price o/o £425,000
- Return Frontage
- Let on F.R.I Lease To Caffè Nero
- Passing Rent: £37,500p.a.

2 Port Street, Stirling, FK8 2LD

Summary

Available Size	2,067 sq ft
Price	Offers in excess of £425,000
Business Rates	Upon Enquiry
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

The property comprises a ground and first floor commercial unit set within a larger 4 storey traditional sandstone development.

The property benefits from a return frontage onto Port Street & King Street on a highly visible position in Stirlings town centre.

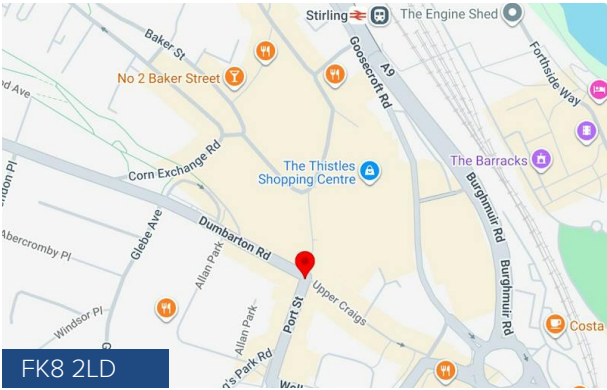
The property has been extensively renovated in accordance with Cafe Nero's corporate specifications with open plan customer seating and ordering space at ground and first floor with partitioned toilets at each floor along with stores, staff room and office.

Location

The premises are located on the west side of the pedestrianised Port Street opposite Marks & Spencer and The Thistles Shopping Centre.

The Thistles is the established prime fashion pitch in town and contains occupiers such as Zara, Next, H&M, Primark, Greggs & Nationwide

Stirling is located in the heart of central Scotland approximately 36 miles north west of Edinburgh and 26 miles north east of Glasgow. The city benefits from a resident population of approximately 40,000 people along with a number of prominent tourist attractions and a highly regarded university.



Viewing & Further Information



Will Rennie
07581396092 | 0141 237 4324
will@tsapc.co.uk



Jas Aujla
07810 717 229
jas@tsapc.co.uk



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Caffè Nero, 2-4 Port Street Stirling, FK8 2LD

Prime Town Centre Location

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PROPERTY

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AREA

The property has been calculated to extend to the following internal area;

Ground: 118.25sqm (1,273sq ft)
1st: 73.79sqm (794sq ft)

Total: 192.04sqm (2,067sq ft)



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Prime Town Centre Location

LEASE SUMMARY

The property is held on a full repairing and insuring head lease to Nero Holdings Ltd t/a Caffè Nero expiring 5th June 2030 at a passing rent of £37,500 per annum with a rent review clause on 6th June 2027. Caffè Nero is a leading independent coffee house chain, founded in 1997 by Gerry Ford. It offers a European-style café experience with high-quality espresso-based drinks, food, and a warm atmosphere. Headquartered in London, the brand operates across 11 countries and stands out as one of Europe's largest independent coffee groups, emphasising premium coffee sourcing and consistent customer experience.

In the UK, Caffè Nero currently runs approximately 650 stores (as of mid-2026), forming the core of its operations with strong high-street and transport hub presence. The wider Nero Group employs over 11,000 staff globally, with more than 7,000 in the UK. UK sales for Caffè Nero reached around £366 million in recent financial years, contributing to the Group's record turnover exceeding £800 million overall. The company continues aggressive expansion, planning dozens of new UK openings annually while delivering steady like-for-like growth.

V.A.T.

Figures quoted exclusive of V.A.T.

VIEWING

Whilst it is a good idea to visit a property investment that is being marketed for sale as a customer before making a formal viewing, it is vitally important that such visits are carried out confidentially and that no approach is made to the staff, operators or customers of the business.

Many investments are being marketed confidentially and the staff and locals may not know that the property is on the market, therefore a casual approach can adversely affect the business.



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Prime Town Centre Location

TSA Property Consultants

162 Buchanan Street
Glasgow, G1 2LL

Jas - 07810 717229 (jas@tsapc.co.uk)

Will - 07581 396092 (will@tsapc.co.uk)

General - 0141 237 4324 (info@tsapc.co.uk)

Anti-Money Laundering

TSA Property Consultants are regulated by HMRC in its compliance with the UK Money Laundering under the 5th Directive of the Money Laundering Regulations, effective from 10th January 2020, the agents are required to undertake due diligence on interested parties.

Property Misdescription Act 1991:

The information contained within these particulars has been checked and unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change out with our control. When we are advised of any change we will inform all enquiries at the earliest opportunity.