



**GRAHAM
SIBBALD**



Stirling, FK8 2QG

- > **Category B Listed Georgian Detached Building**
- > **In the heart of Stirling**
- > **Development opportunity suitable for a variety of uses (subject to consents)**

- > **Extends to 213.05 Sq.M. (2,292 Sq. Ft.)**
- > **Price on Application**

LOCATION

Stirling is widely regarded as one of Scotland's busiest and most popular tourist and business destinations, benefitting from an excellent strategic location within the Central Belt of Scotland.

The city forms the main administrative centre for the surrounding district, providing extensive retail, leisure and local government facilities and has a resident population in the region of 40,000 persons.

Iconic tourist attractions such as Stirling Castle and Wallace Monument, together with a highly regarded University, enhance Stirling's popularity for visitors, students and businesses alike.

The Property is situated in an excellent and prominent location on Allan Park, within Stirling City Centre. The Thistles Shopping Centre, main-line railway and bus stations are all within a short walk from the Property.

The ordnance survey extracts, which are for identification purposes only, show the location of the property.

DESCRIPTION

The subjects comprise an impressive detached B-listed building of traditional stone construction, over ground, first and basement floors. The roof is pitched and clad with traditional slates. Internally, the property is fitted/ finished for its current use as offices. There is parking to the front for 6-8 cars and a large garden area to the rear of the building.

The total site area extends to approximately 0.151 acres.

According to our calculations, we estimate the property extends to the following approximate gross internal areas:

Floor	SQ M	SQ FT
Lower Ground Floor	70.64	760
Ground Floor	72.50	780
First Floor	69.90	752





PLANNING:

The property is considered suitable for their existing use as offices or redevelopment to alternative uses, such as residential, leisure, etc, subject to obtaining relevant consents.

Interested parties should contact Stirling Council Planning Department in relation to possible alternative uses for the building.

RATEABLE VALUE:

According to the Scottish Assessors Association website, the Property is entered into the Valuation Roll, with effect 1st April 2023, as follows:

Rateable Value £17,900

PRICE:

Offers are invited for the benefit of our client's heritable interest in the property, with the property being sold with vacant possession.

VAT:

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

CLOSING DATE:

A closing date for offers may be set and interested parties are therefore advised to register their interest with the selling agents. Our clients reserve the right to sell the property without setting a closing date and, in setting a closing date are not bound to accept the highest or indeed any offer received.

EPC:

A copy of the Energy Performance Certificate is available on request.



For any queries or to arrange a viewing, please contact —



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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.
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6. Date of Publication: Feb 2025