



REDUCTION ON
SALE PRICE



Potential Event / Venue Space with Class 3 Consent (Food & Drink)

Former Allan Park South Church, Dumbarton Road, Stirling FK8 2QA

Location

Stirling is located within the heart of the Central Belt of Scotland, situated equidistant between both Edinburgh and Glasgow, within easy access of Central Scotland's motorway network. It is the administrative centre for the Stirling Council area and acknowledged as the 'Gateway to the Highlands'.

Stirling is a historic city with tourist attractions including The National Wallace Monument and Stirling Castle. Stirling University is highly regarded and is home to The Scottish National Swimming Academy and The Scottish Institute of Sport. It is estimated that around 55% of Scotland's population lives within an hour's drive of Stirling City Centre. The city benefits from excellent transport links with the M9 linking to Edinburgh and the M80 to Glasgow.

The subjects are prominently located on the north side of Dumbarton Road, and are bounded by Corn Exchange Road to the west and The Back Walk to the east within the heart of Stirling City Centre.

The subjects are a short walk from the castle which attracts in excess of 600,000 visitors per annum. Surrounding occupiers include the Albert Halls Concert & Conference Venue, Corn Exchange Bar, Hotel Collesio and Stirling Highland Hotel together with high street retail and many bars / restaurants.

Stirling Train Station, providing regular services to Glasgow, Edinburgh and north to Perth and Inverness, and bus station are both within a short walk from the property. Edinburgh International Airport is 25 – 30 minutes' drive from the property.



Description

The former Allan Park South Church is an impressive B Listed building - dating from the 1860's - of traditional sandstone construction located within the King's Park Conservation Area.

The building is set within a good-sized and well presented landscaped site and it occupies an elevated position. Vehicle access is available from two entrances on Dumbarton Road via a tarmac driveway at the west and east elevations.

The subjects are of traditional sandstone construction and are surmounted by pitched roof structures overlaid with slate discharging into cast iron rainwater goods. The property retains many of its spectacular original features, including stained glass windows and clock tower.

The accommodation comprises; a traditional layout with a nave, chancel and gallery together with associated general-purpose halls and staff welfare facilities, including a fitted kitchen. The property is connected to the mains supply for water, gas and electricity.

The subjects offer an excellent opportunity to operate a Café / Restaurant within the former Church Hall area together with catering for large scale events within the main Church.



Floor / Site Areas

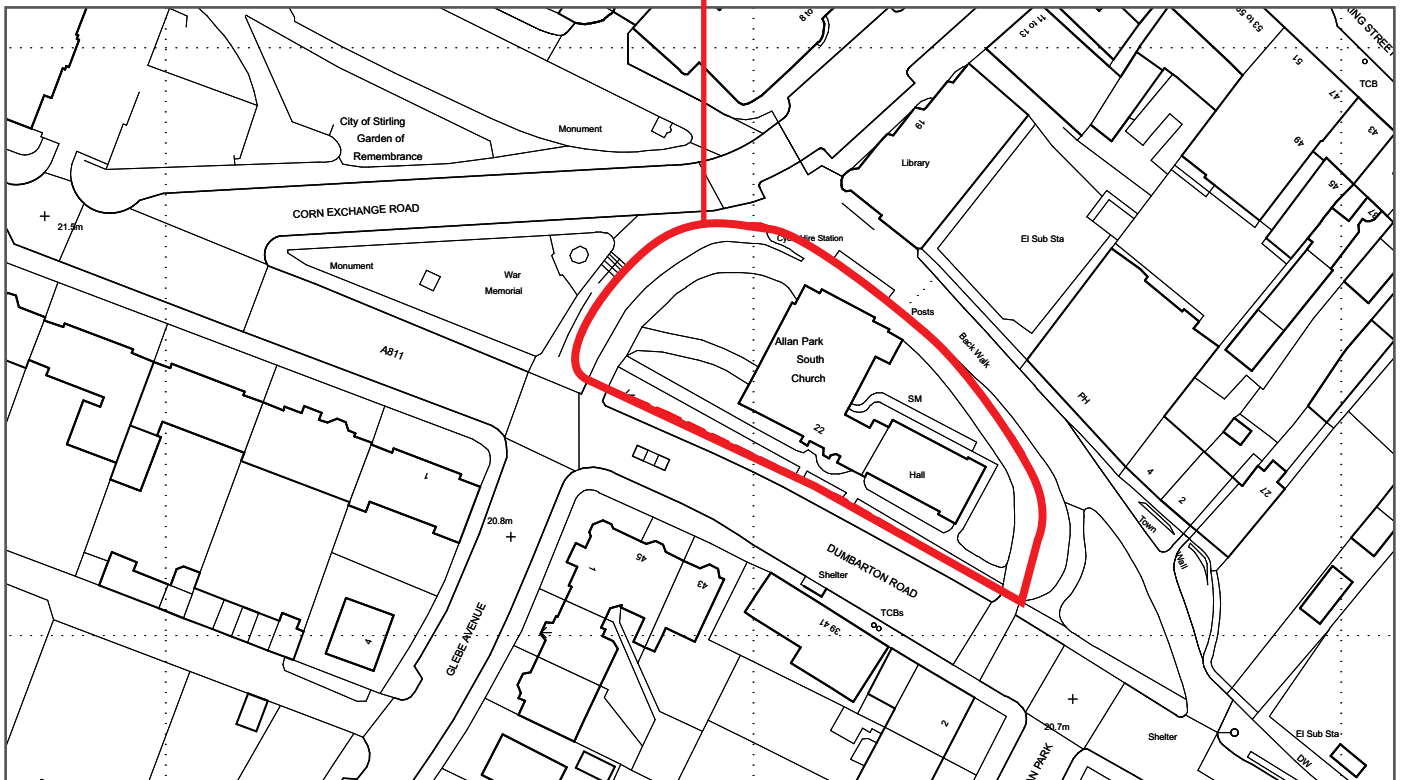
Net Internal Areas of the main parts:

Lower Hall / Bar Area:	77 sq m	829 sq ft
Lower Tea Room Area:	128 sq m	1,377 sq ft
Main Function Hall:	203 sq m	2,184 sq ft
Main Hall Ancillary:	26 sq m	280 sq ft
Main Hall Entrance:	15 sq m	161 sq ft
Balcony:	138 sq m	1,485 sq ft
Total:	587 sq m	6,316 sq ft

Gross Internal Area: 977 sq m 10,513 sq ft

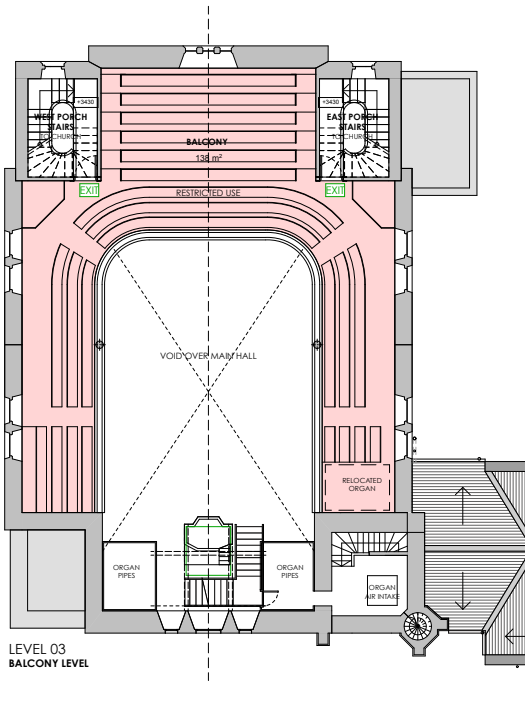
Site Area: 0.27 hectares (0.667 acres) or thereby



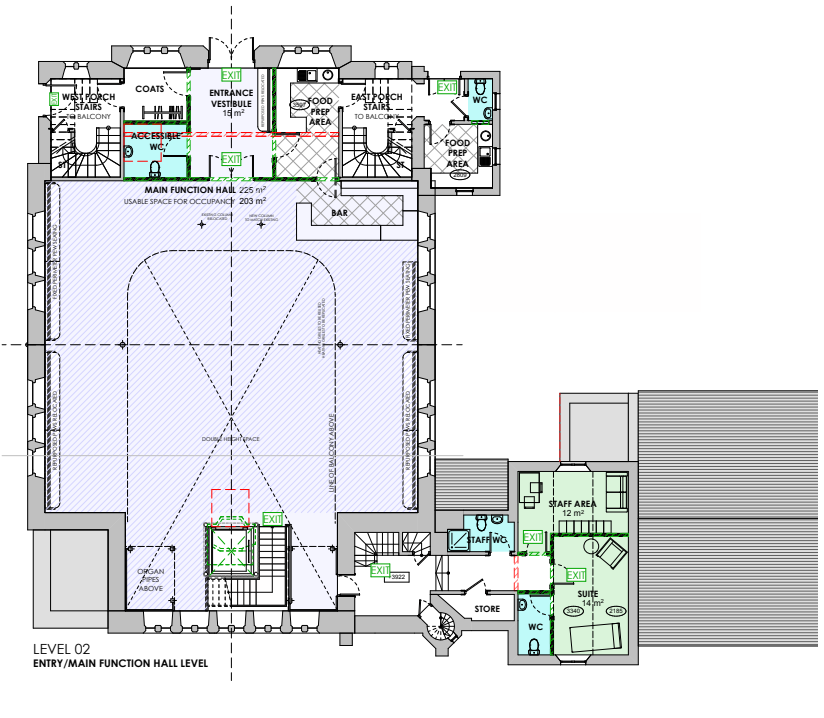




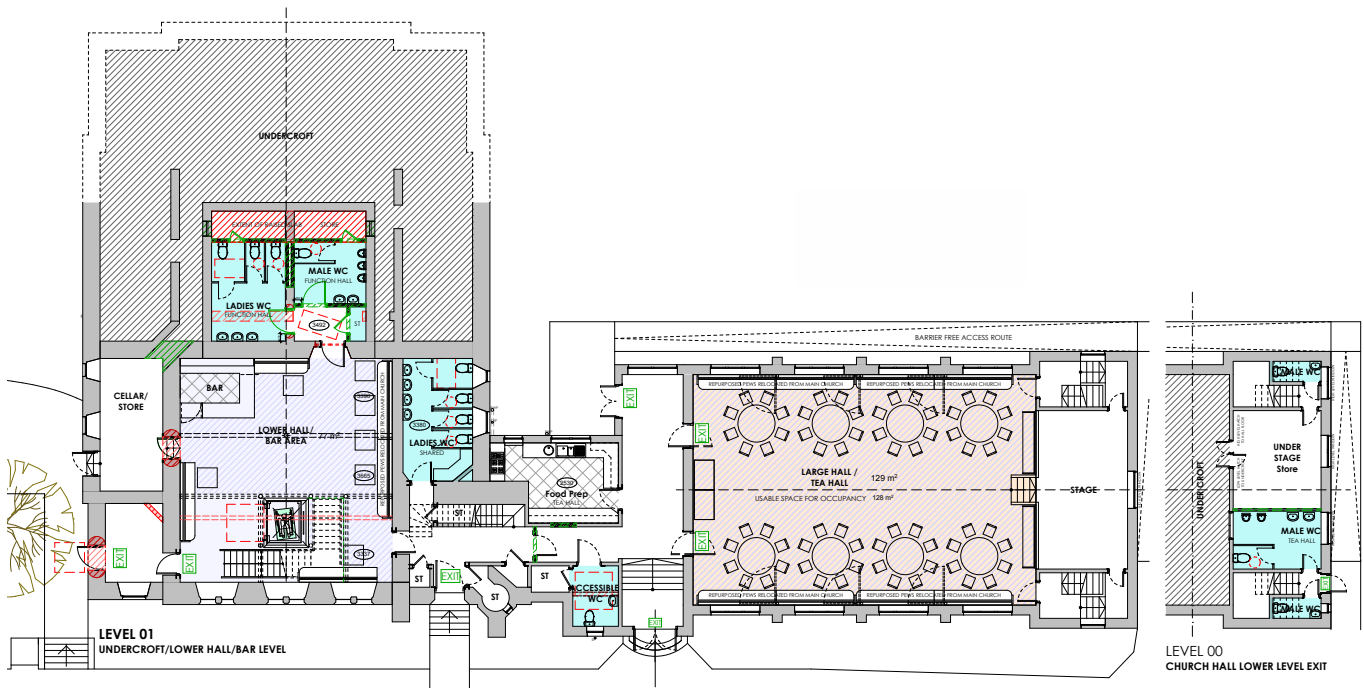
Balcony Level



Entry / Main Function Hall Level



Undercroft / Lower Hall / Bar level





Sale Terms

Our client invites offers in excess of £450,000 exclusive of VAT for their Freehold interest.

Our client may consider leasing the premises, for further information please contact the agent.

Planning Consent

Our client has secured Full Planning Permission for change of use from Class 10 to Class 3 (Food & Drink) and 11 (Assembly and Leisure) under Application Number 21/00848/FUL.

The planning consent enables the property to be used as a restaurant and venue / event space.



Business Rates

RV: £31,750 (as a church)
Payable: £15,810

Date of Entry

By arrangement.

VAT

All prices, rents, premiums etc. are quoted exclusive of VAT. Interested parties must satisfy themselves as to the instance of VAT in respect of any transaction.

Anti Money Laundering Regulations

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

Viewing

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Important Notice: 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 printing, circumstances may change outwith our control; we will inform enquirers of any changes at the earliest opportunity. December 2023