



BRITTON
PROPERTY

To Let / May Sell

22-40 Port Street / 2-12 Dumbarton Road
Stirling FK8 2LF



Prime Retail / Mixed Use Opportunity

Potential to sub-divide at ground floor to create 2 or 3 units

Upper Floors - potential student accommodation / hotel / apartments / leisure

Rent / Price: On application

Location

The premises occupy a prime position on Port Street within the city centre of Stirling. Stirling has a central location within Scotland, approximately 36 miles north west of Edinburgh and 26 miles north east of Glasgow. The city has excellent road connectivity with access to the M9 and M80 both within a 5 mile radius. 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.

The premises are located on the west side of the pedestrianised Port Street opposite M&S and The Thistles Shopping Centre. Nearby occupiers include M&S, Mountain Warehouse, Greggs, Nationwide and The Works.

Accommodation

The premises comprise the ground floor and 4 upper floors of a 5 storey blonde sandstone building and benefits from an excellent frontage onto Port Street with rear servicing.

My client is proposing to redevelop the premises and can create two or three well configured units at ground floor ranging from 2,500 sqft to 10,000 sqft. Proposed split as per plan below for indicative purposes -

Retail Unit 1

Ground Floor: 4,900 sqft / 455 sqm

Retail Unit 2

Ground Floor: 8,000 sqft / 743 sqm

The upper floors extend to the following areas –

First Floor: 16,092 sqft / 1,495 sqm

Second Floor: 15,968 sqft / 1,483 sqm

Third Floor: 11,791 sqft / 1,095 sqm

Fourth Floor: 1,131 sqft / 105 sqm

Total: 44,982 sqft / 4,179 sqm

The upper floors would be suitable for student accommodation / hotel / serviced apartments / leisure. Plans available on request.

Rent / Price

On application

Lease

The premises are available on new FRI leases.

Rates

Rateable Value: To be re-assessed

Planning

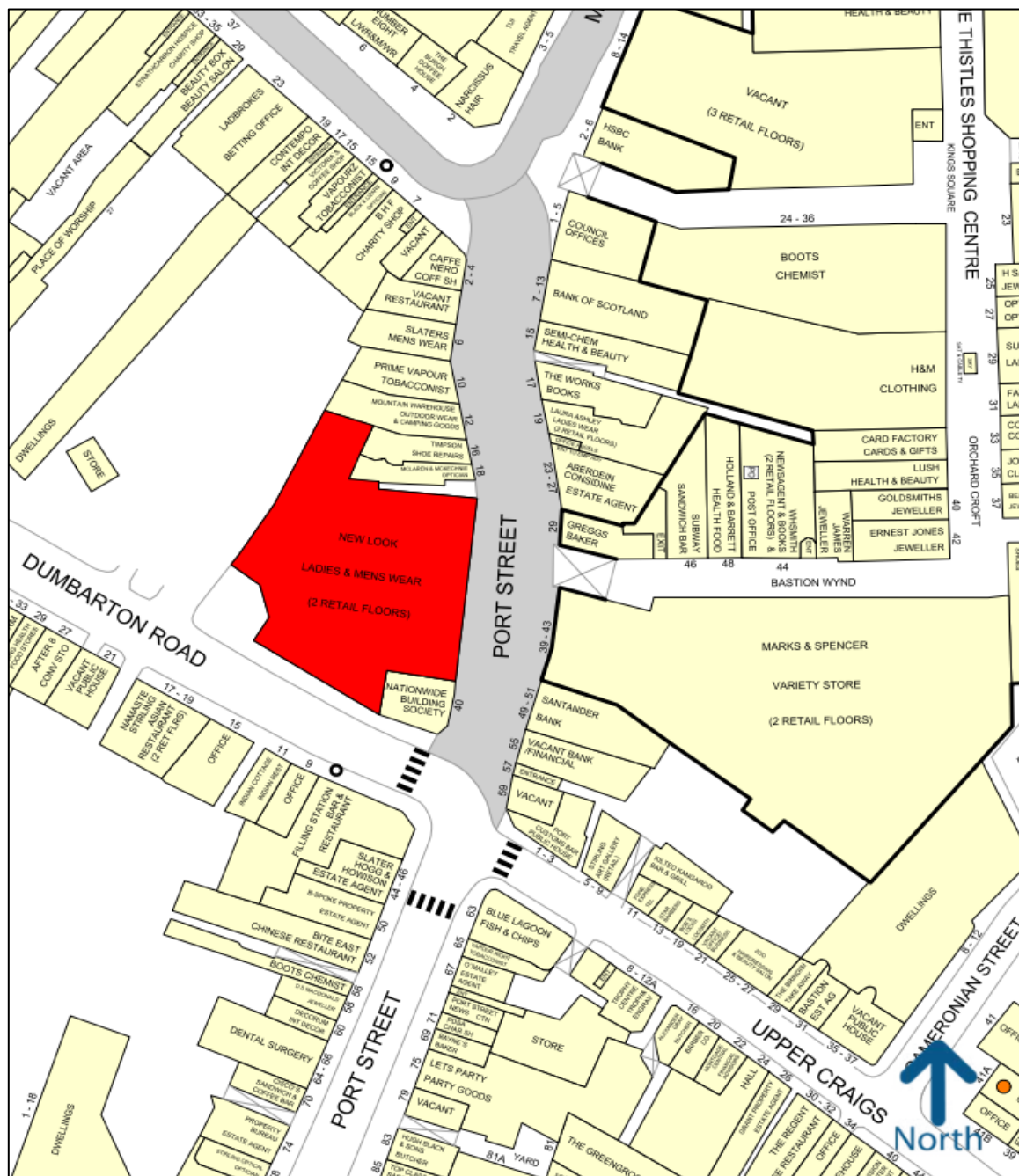
We have been verbally advised by the Local Planning Authority that the subjects currently benefit from Class 1A consent and can therefore be used for retail use. Interested parties are advised to speak directly to the Local Planning Authority.

EPC

On application

Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction. For the avoidance of doubt the ingoing tenant will be responsible for Land & Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.

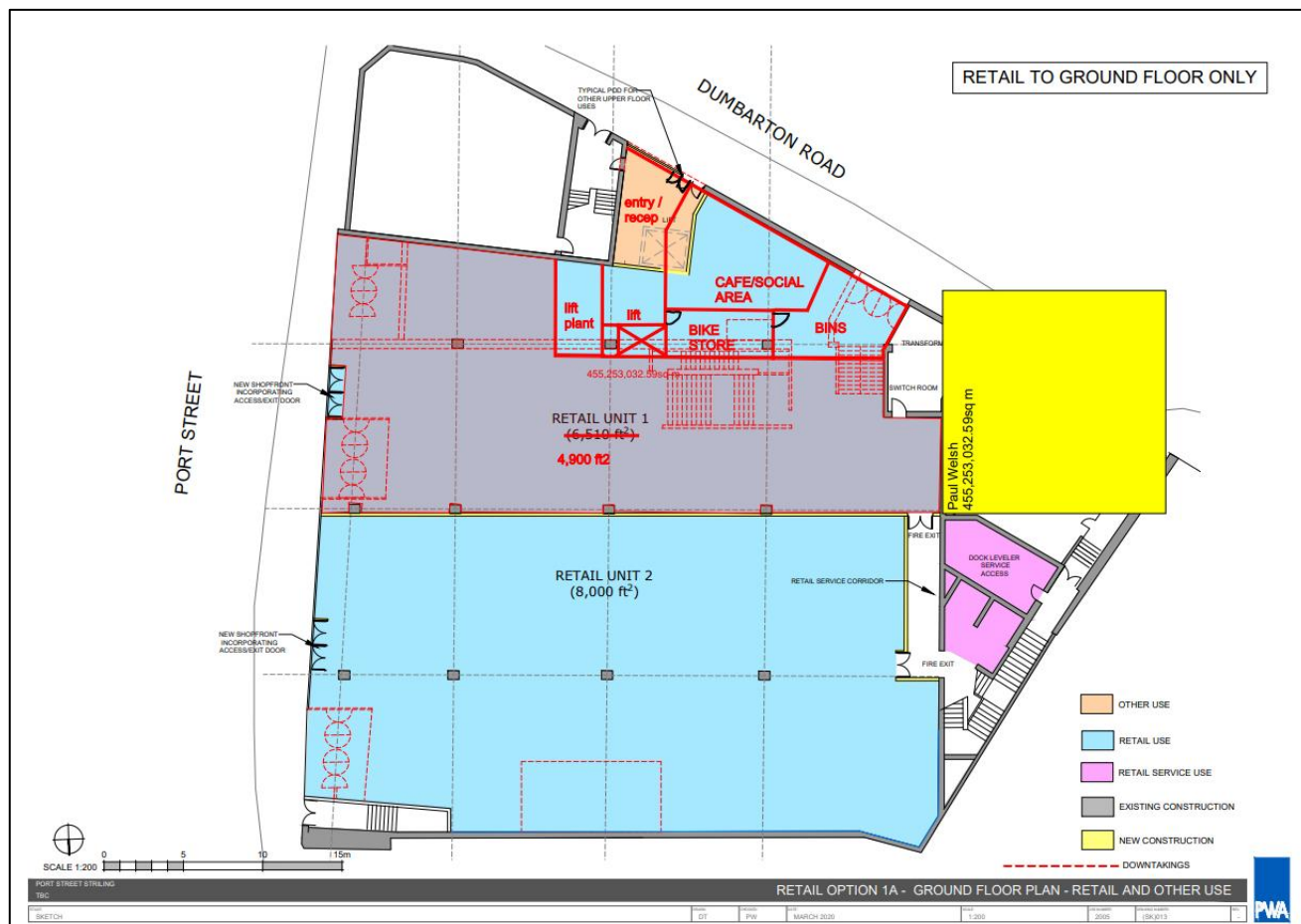




BRITTON
PROPERTY

To Let / May Sell

22-40 Port Street / 2-12 Dumbarton Road
Stirling FK8 2LF



Viewing strictly by appointment with the joint agents –

BRITTON PROPERTY

Andrew Britton

T. 07990 505 421

E. andrew@brittonproperty.co.uk

CULVERWELL

James Godfrey

T. 07768 190114

E. james@culverwell.co.uk

Important Notice

BRITTON PROPERTY, their clients and any joint agents give notice that: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It is assumed that the property has all necessary planning, building regulations or other consents and BRITTON PROPERTY have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.