

# FOR SALE/ MAY LET

## Prime Development Opportunity

Prime City Centre Location

Potential for Alternative Use  
Subject to Planning

Pre-planning Application Submitted

Schemes for Flats / Hotel / Student  
Accommodation

NIA: 4,178 SqM / 44,972 SqFt

**Rent: On Application**

**Price: On Application**



[CLICK HERE FOR GOOGLE MAPS](#)



For Indicative Purposes Only

**22-40 PORT STREET / 2-12 DUMBARTON ROAD, STIRLING, FK8 2LD**

**CONTACT:**

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| 0141 331 2807 - 07720 466 018

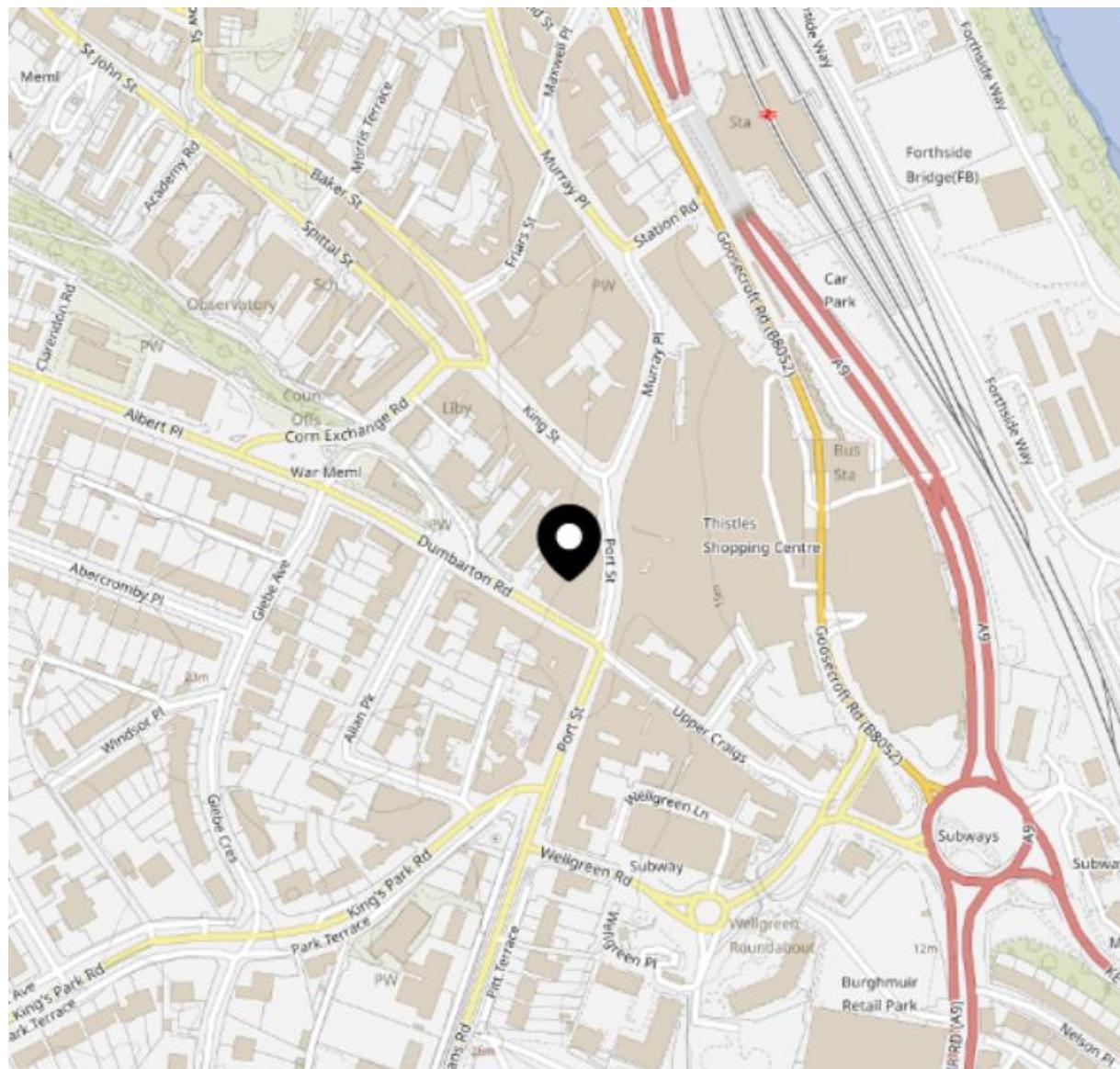
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| 0141 266 0675 - 07990 505 421





# Location



Prime Development Opportunity



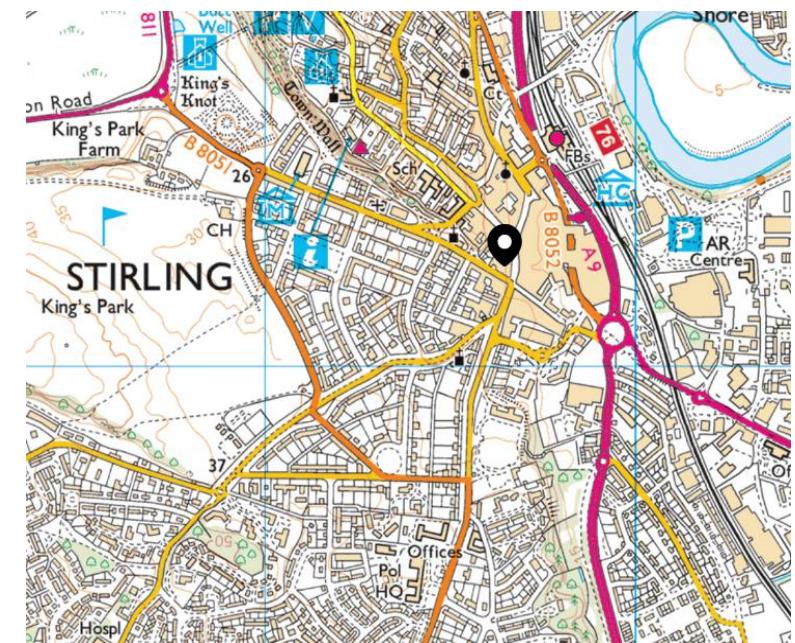
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2-12 DUMBARTON ROAD, STIRLING, FK8 2LD

## LOCATION

Stirling is positioned at the heart of Central Scotland, lying approximately 36 miles north-west of Edinburgh and 26 miles north-east of Glasgow. The city serves a local population of around 40,000 residents and benefits from a strong student presence, as well as a wealth of popular tourist destinations.

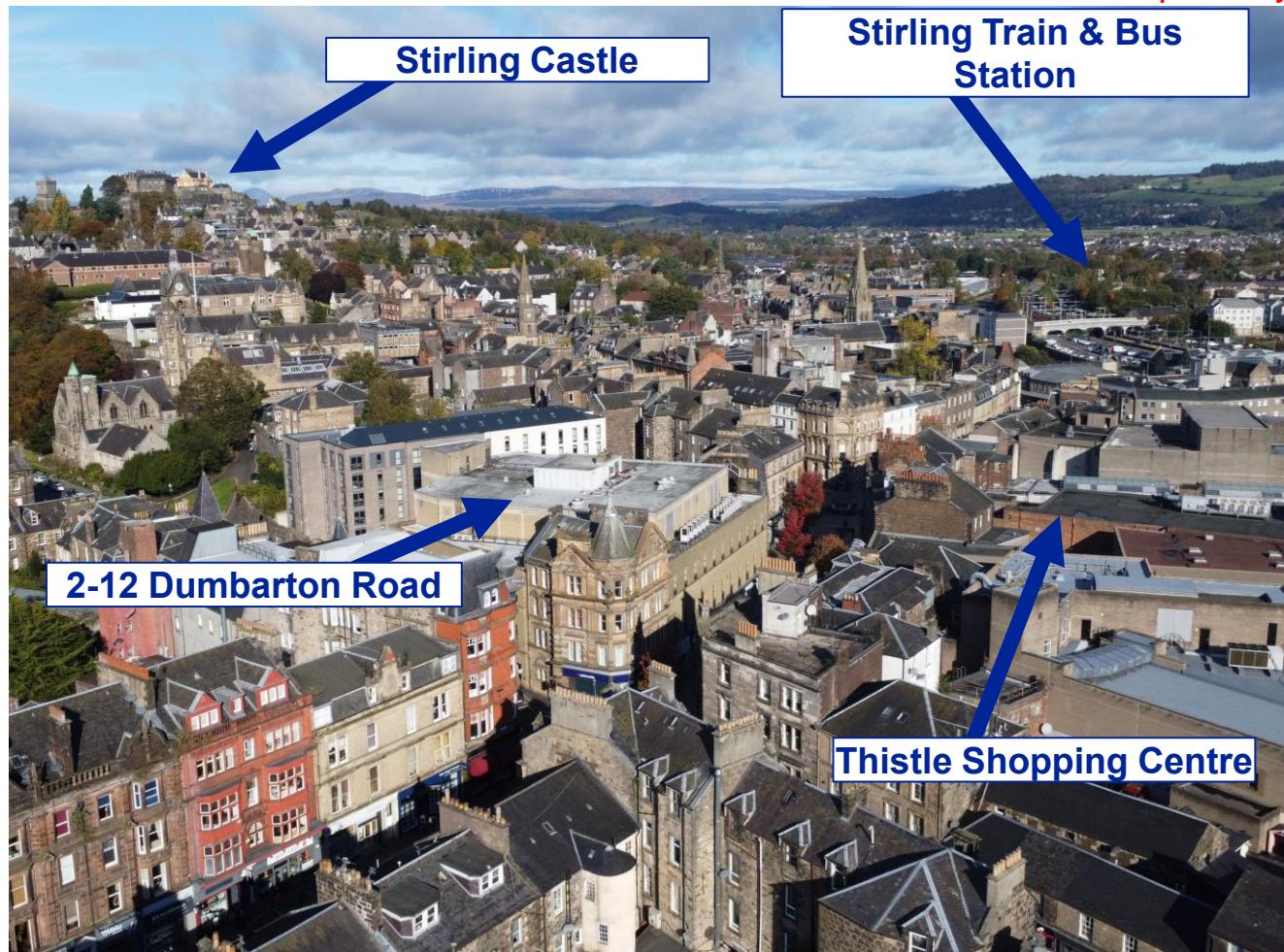
The property occupies a prime position on the west side of the fully pedestrianised Port Street, directly opposite Marks & Spencer and The Thistles Shopping Centre. This location forms part of Stirling's key retail hub, attracting major high street brands including Marks & Spencer, Next, H&M, Primark and other national retailers.





# Description

2-12 DUMBARTON ROAD, STIRLING, FK8 2LD



## DESCRIPTION

The subjects comprise a five-storey building arranged over part ground, first, second, third, and fourth floors. This description relates solely to the upper floors, which are currently utilised as a mix of office and storage space. The building is accessed via ground floor.

These upper floors are well-configured, benefit from good natural light, and are in sound condition throughout. The building enjoys prominent frontage onto Port Street and provides efficient vertical circulation. Servicing access is available to the rear via Dumbarton Road.

## DEVELOPMENT OPPORTUNITY

The upper floors offer significant potential for alternative uses including student accommodation, residential, hospitality, or leisure (subject to securing the necessary planning permissions).

Given the current layout of the property, there is potential to extend the fourth floor to create additional floor space and accommodate more rooms, as illustrated in the potential schemes overleaf.

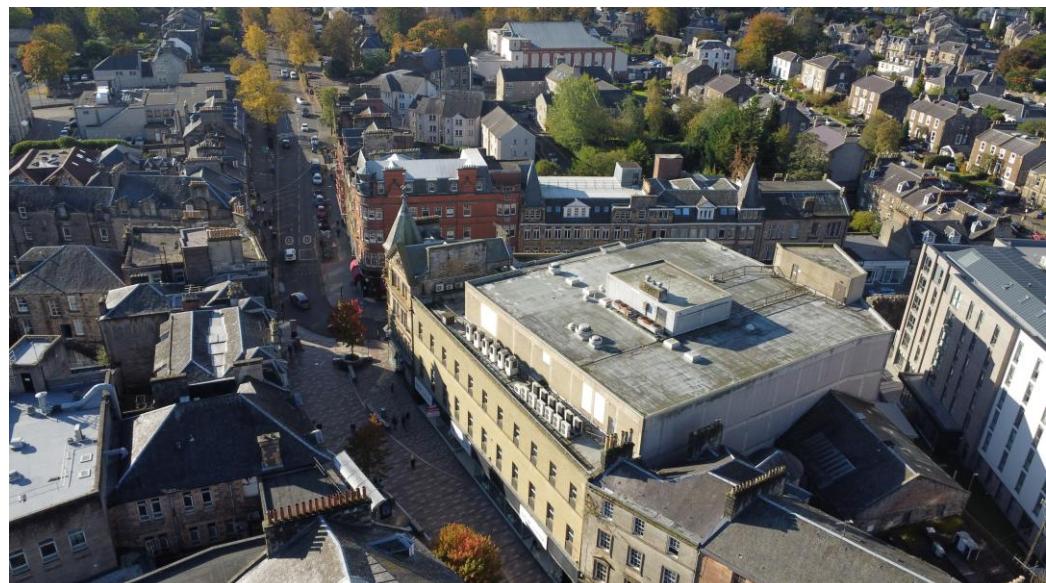
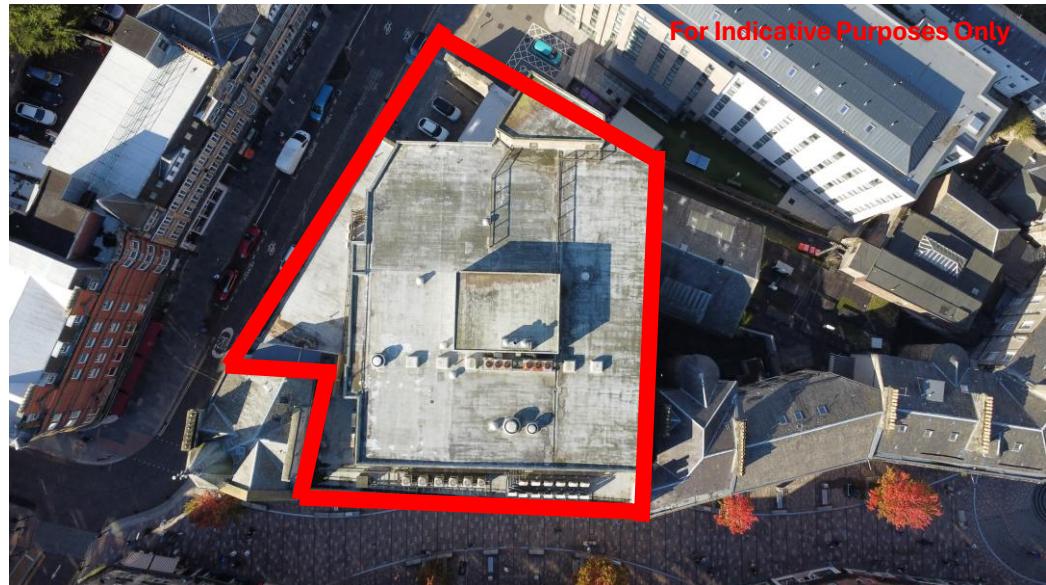
## KEY FEATURES

- Floors 1 to 4: Office and Storage Use
- Pre-planning application submitted for change of use
- Prominent Port Street Frontage
- Rear Servicing Access via Dumbarton Road
- Suitable for Sub-Division
- **Floor Plans Available on Request**



## Description

2-12 DUMBARTON ROAD, STIRLING, FK8 2LD





# Existing Floor Plans

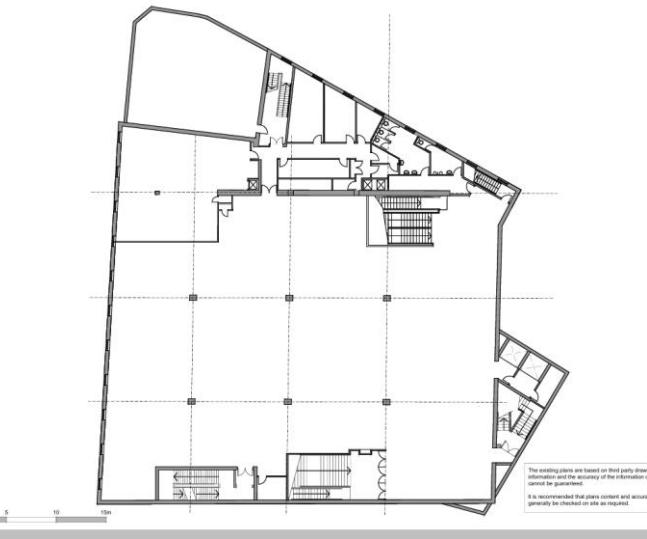
2-12 DUMBARTON ROAD, STIRLING, FK8 2LD

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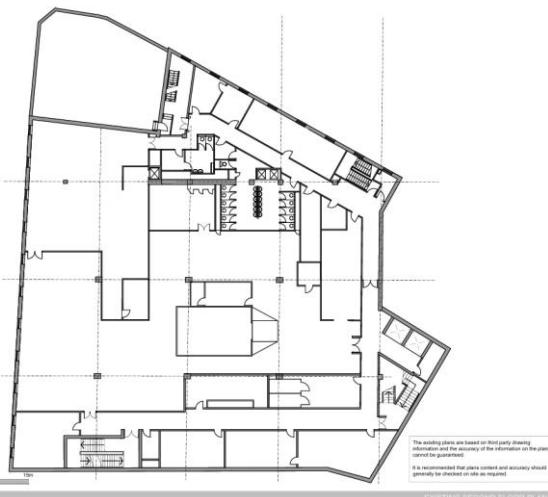
Available

Under Offer

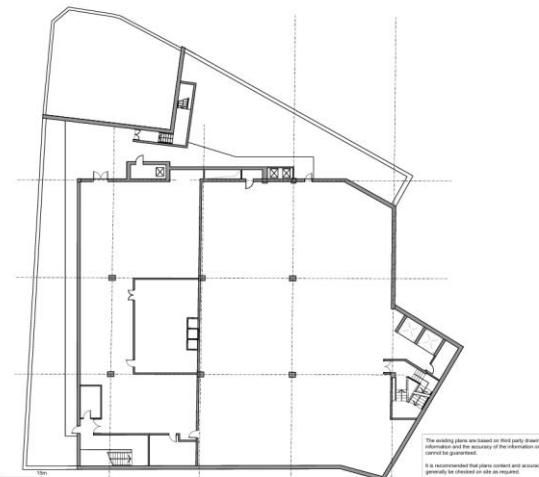
Under Offer



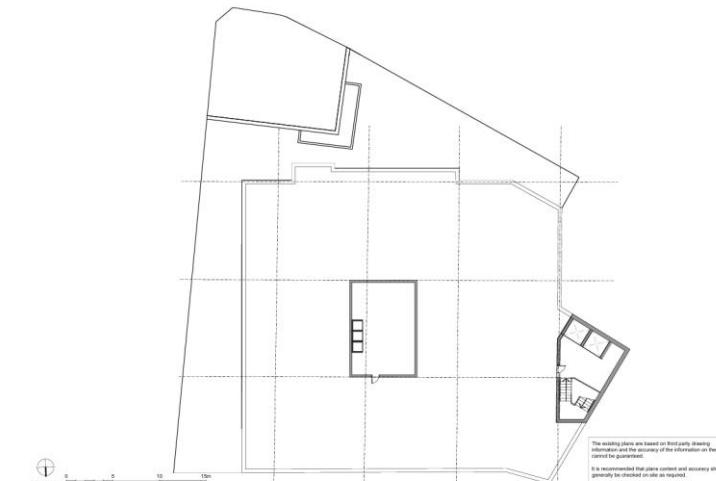
First Floor



Second Floor



Third Floor



Fourth Floor



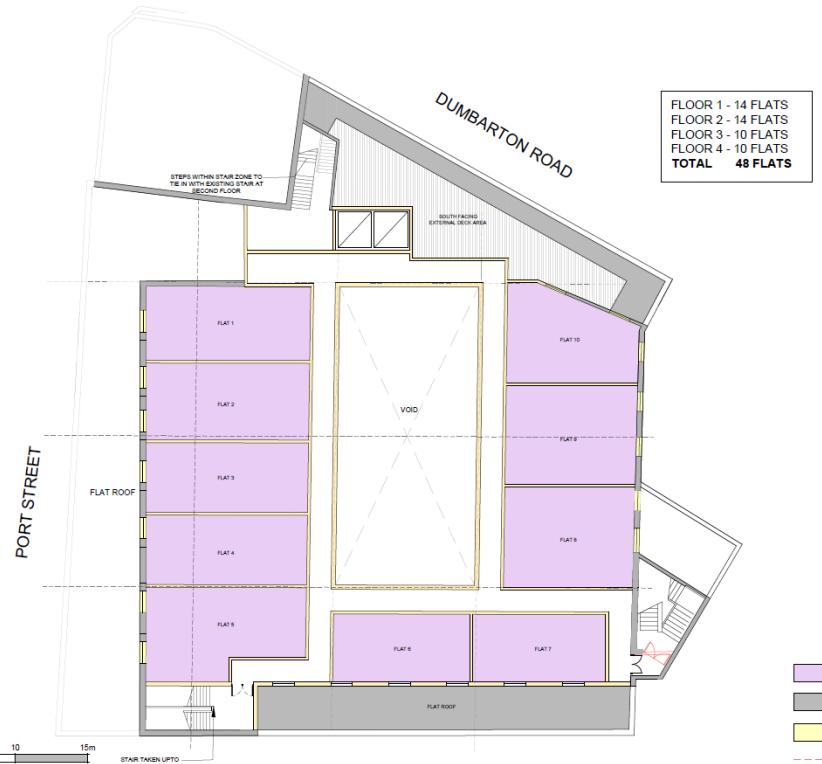
# Proposed Scheme 1 – Flats

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First & Second  
Floor



Third & Forth  
Floor

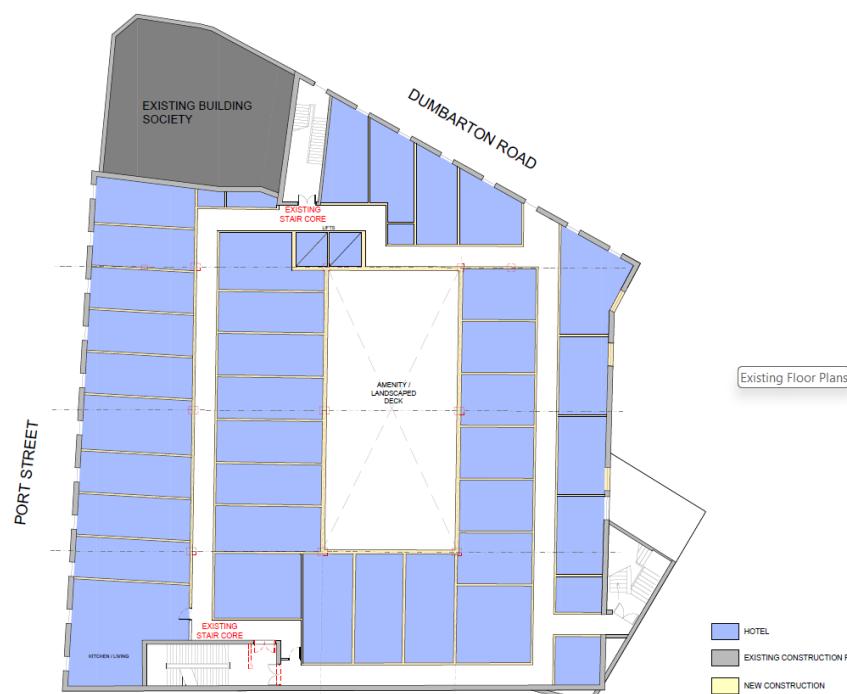
FLOOR 1 - 14 FLATS  
FLOOR 2 - 14 FLATS  
FLOOR 3 - 10 FLATS  
FLOOR 4 - 10 FLATS  
**TOTAL - 48 FLATS**



# Proposed Scheme 2 – Hotel

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First & Second  
Floor



Third & Forth  
Floor

# Proposed Scheme 3 – Student Accommodation

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## First Floor



## Second Floor

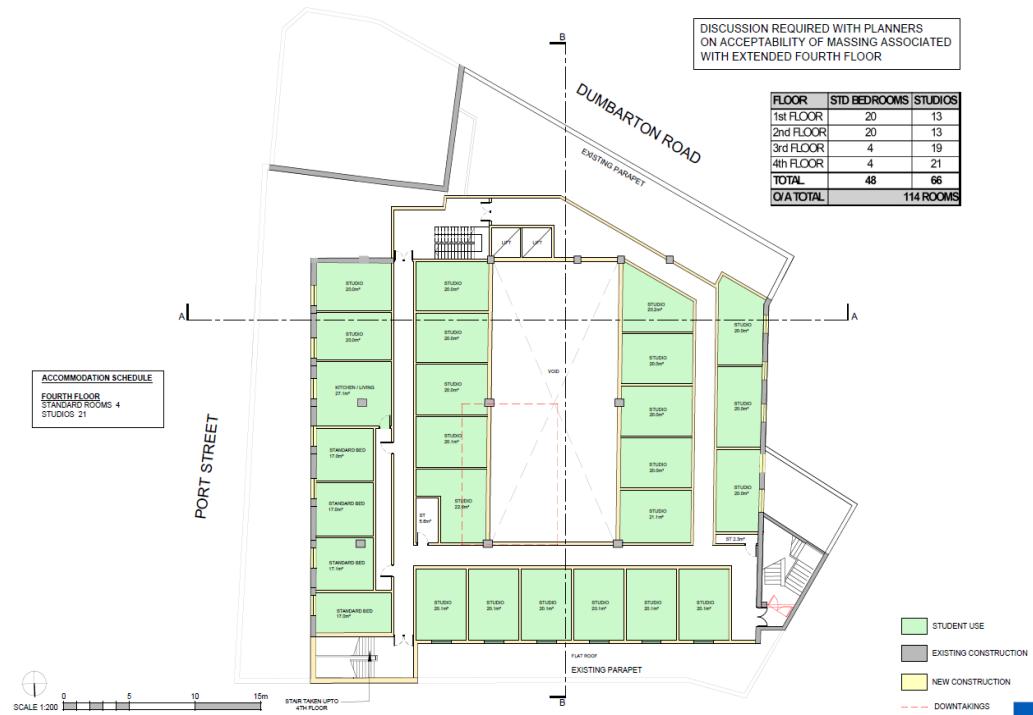
# Proposed Scheme 3 – Student Accommodation

# 2-12 DUMBARTON ROAD, STIRLING, FK8 2LD

## For Indicative Purposes Only



## Third Floor



## Fourth Floor



# The Details

2-12 DUMBARTON ROAD, STIRLING, FK8 2LD

## ACCOMMODATION

ACCOMMODATION	SqM	SqFt
First Floor	1,495	16,092
Second Floor	1,483	15,963
Third Floor	1,095	11,786
Fourth Floor	105	1,130
<b>TOTAL</b>	<b>4,178</b>	<b>44,972</b>

The above floor areas have been calculated in accordance with the RICS Code of Measuring Practice (6<sup>th</sup> Edition).

## RENT / PRICE

Upon application.

## RATEABLE VALUE

The subjects are currently entered in the Valuation Roll at £56,500; however, this figure includes the ground floor retail element and will therefore require separate assessment. The rate of poundage for 2025/2026 is 49.8p to the pound. Please refer to the Scottish Assessors portal for further information [www.saa.gov.uk](http://www.saa.gov.uk).

## ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate is available upon request.

## VAT

All figures quoted are exclusive of VAT at the prevailing rate

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction. The ingoing purchaser/tenant will be responsible for any Land and Building Transaction Tax (LBTT) and Registration Dues, if applicable.

## PLANNING

A pre-planning application has been submitted for a change of use to either Flats / Hotel / Student Accommodation, further information can be made available upon request.

We understand that the property has planning consent for its existing use. The property may suit alternative uses subject to obtaining all necessary planning consents. We have provided potential scheme for re-development, however it is incumbent on any purchased to carry out their own due diligence.



## Get in Touch

For further information or viewing arrangements please contact the joint agents:

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### Britton Property

## 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.

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