

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:

Steve W Barnett BLE FRICS

Alasdair McConnell MA (Hons) MRICS

Andrew Britton

s.barnett@shepherd.co.uk

a.mcconnell@shepherd.co.uk

andrew@brittonproperty.co.uk

| 0141 331 2807 - 07720 466 018

| 01786 450 438 - 07393 803 404

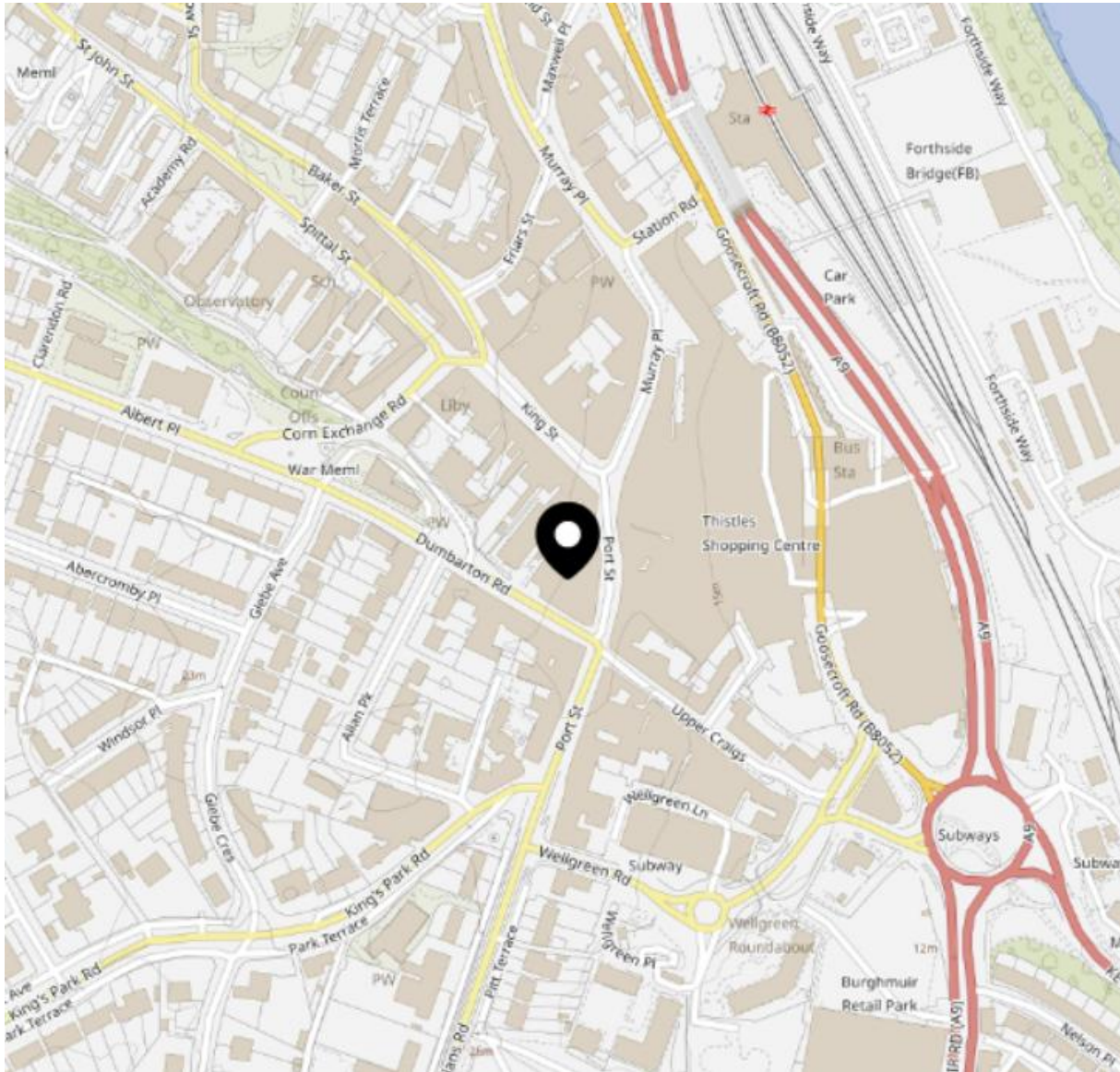
| 0141 266 0675 - 07990 505 421





Location

2-12 DUMBARTON ROAD, STIRLING, FK8 2LD



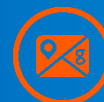
LOCATION

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.



Prime Development Opportunity

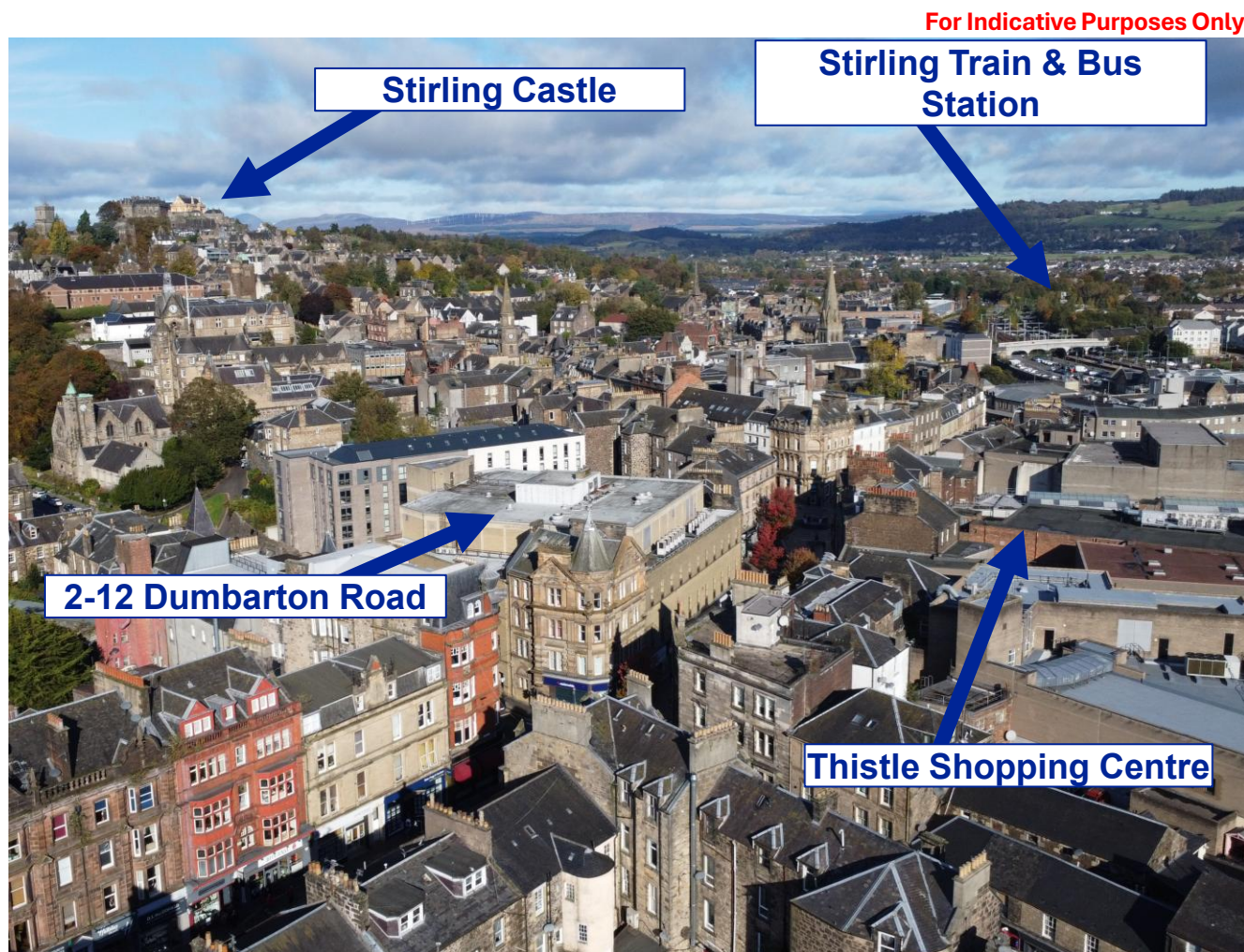


[CLICK HERE FOR GOOGLE MAPS](#)



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.

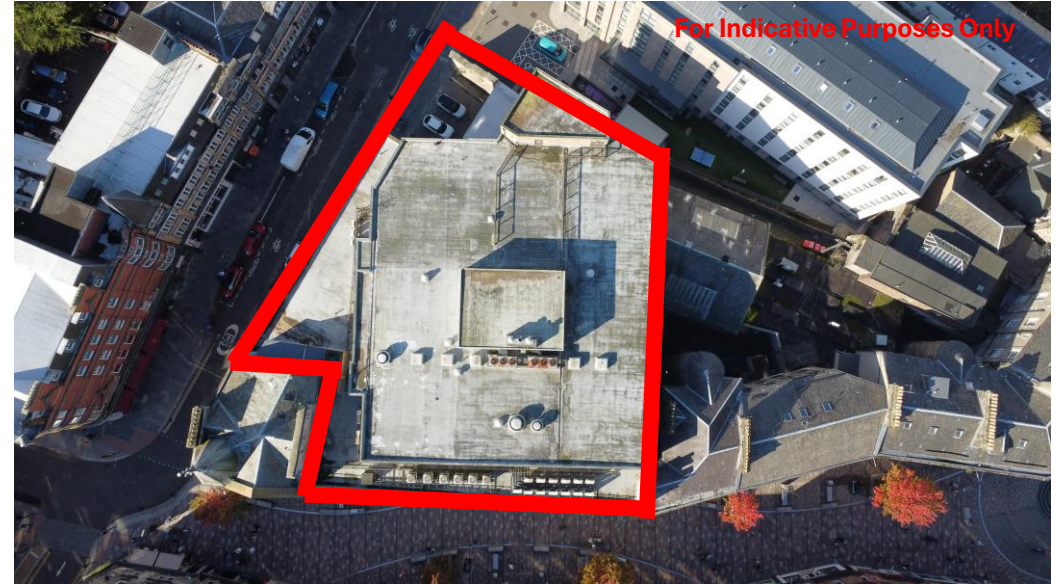
KEY FEATURES

- 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

For Indicative Purposes Only

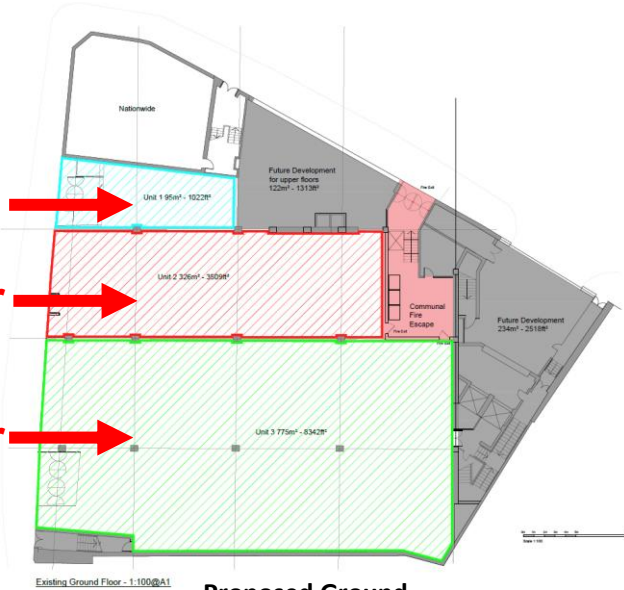
Available



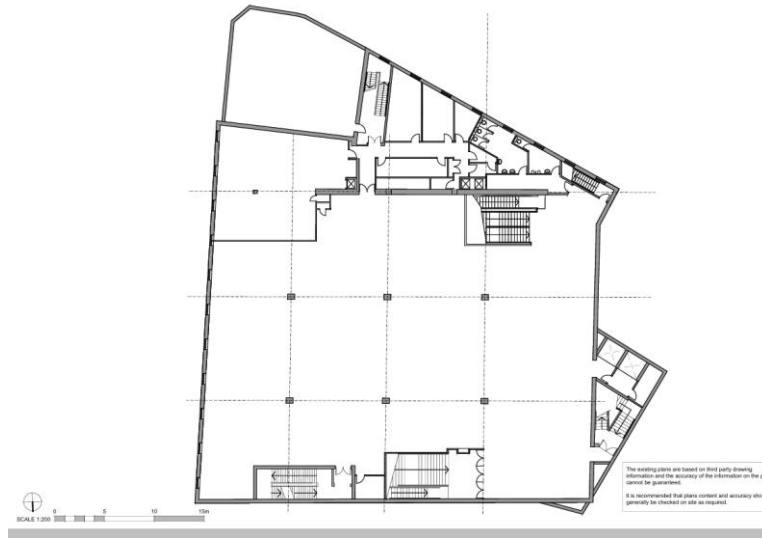
Under Offer



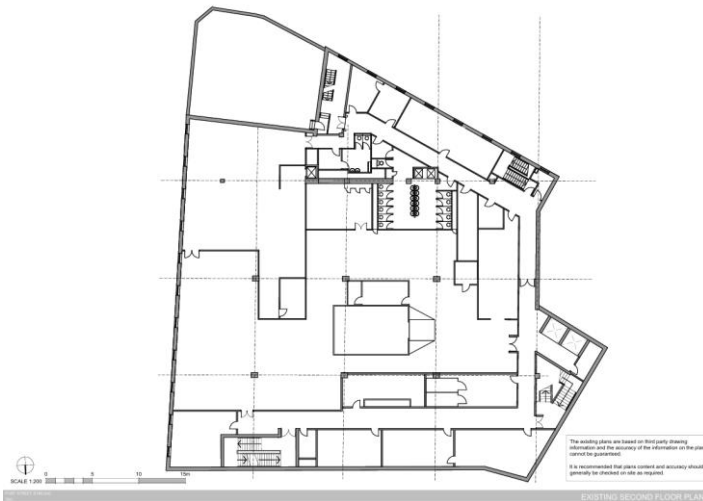
Under Offer



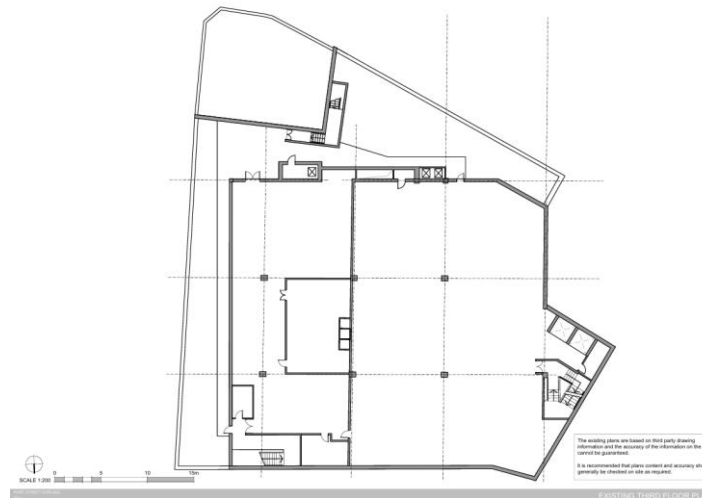
Proposed Ground Floor



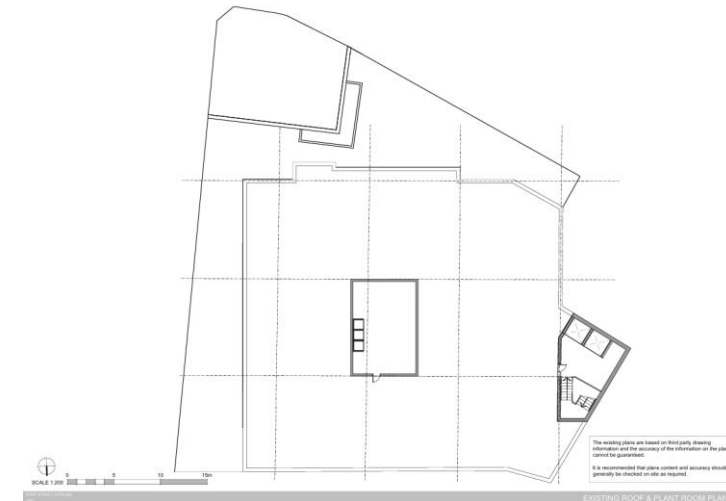
First Floor



Second Floor



Third Floor



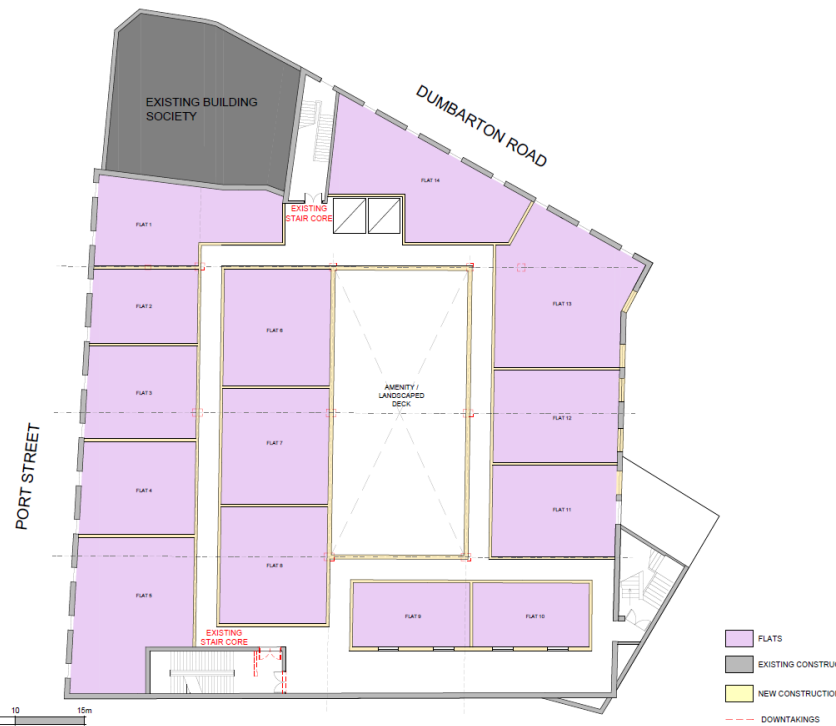
Fourth Floor



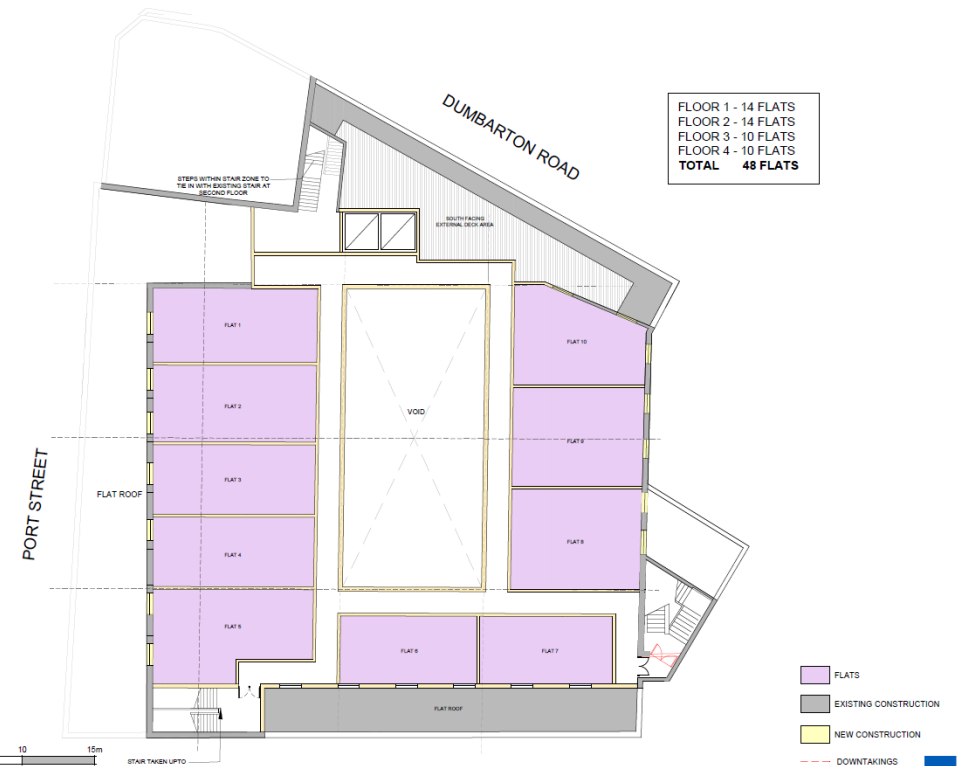
Proposed Scheme 1 – Flats

2-12 DUMBARTON ROAD, STIRLING, FK8 2LD

For Indicative Purposes Only



First & Second Floor



Third & Fourth Floor



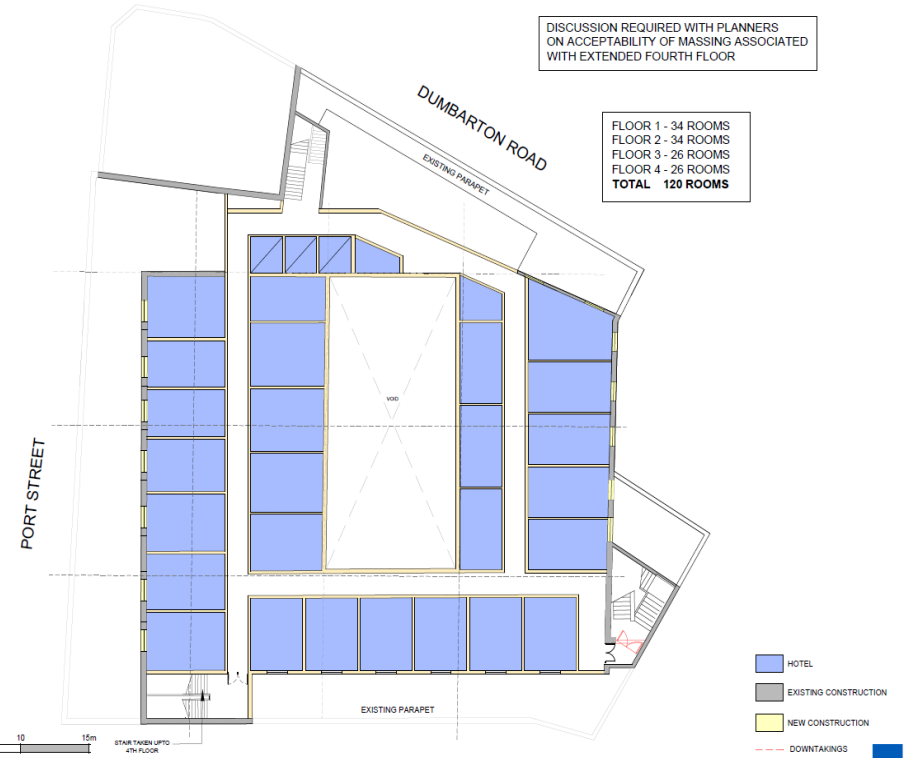
Proposed Scheme 2 – Hotel

2-12 DUMBARTON ROAD, STIRLING, FK8 2LD

For Indicative Purposes Only



First & Second
Floor



Third & Forth
Floor



Proposed Scheme 3 – Student Accommodation

2-12 DUMBARTON ROAD, STIRLING, FK8 2LD

For Indicative Purposes Only



First Floor



Second Floor



For Indicative Purposes Only





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
TOTAL	4,178	44,972

The above floor areas have been calculated in accordance with the RICS Code of Measuring Practice (6th 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.

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 purchaser to carry out their own due diligence.



Get in Touch

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

Steve W Barnett BLE FRICS
E: s.barnett@shepherd.co.uk
M: 07720 466 018
T: 0141 331 2807

Alasdair McConnell MA (Hons) MRICS
E: a.mcconnell@shepherd.co.uk
M: 07393 803 404
T: 01786 450 438

Shepherd Chartered Surveyors
1st Floor, 11 Gladstone Place, Stirling
FK8 2NN

Andrew Britton
E: andrew@brittonproperty.co.uk
M: 07990 505 421
T: 0141 266 0675

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.

shepherd.co.uk