

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

Price: On Application

Rent: On Application



Pre-planning
Application
Submitted

For indicative purposes only



Play video

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

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Location

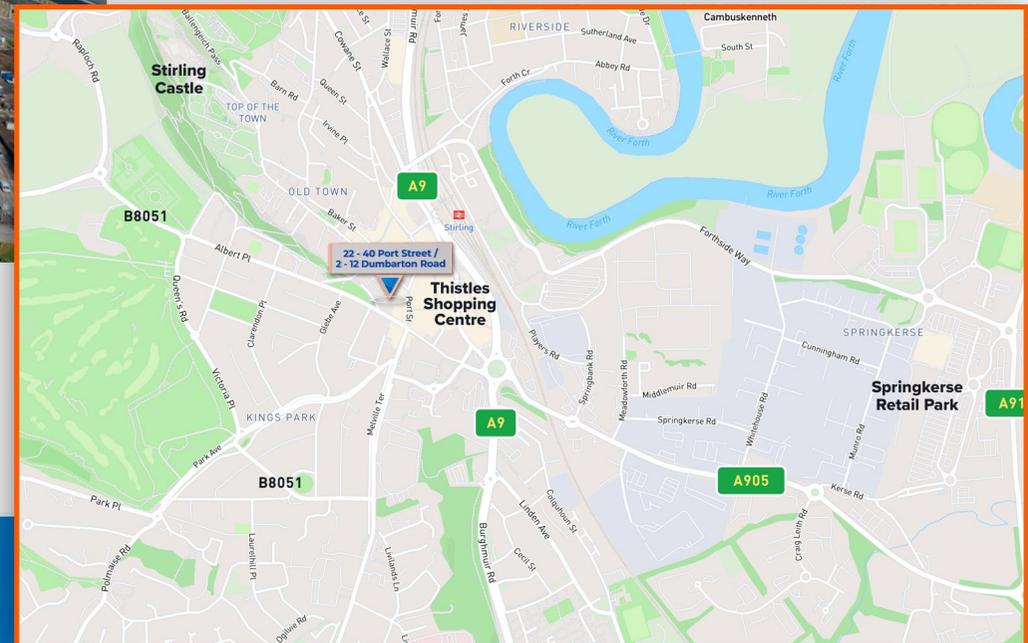
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LOCATION

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



Description

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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



PLANNING

Pre-planning applications have been lodged to explore three potential redevelopment options for the site: student accommodation, hotel, and residential use, demonstrating the property's flexibility and strong development potential.

The proposed student accommodation scheme would comprise 114 rooms arranged over four storeys, designed to provide modern, purpose-built accommodation in a highly accessible location.

Alternatively, the residential proposal provides for 48 self-contained flats, creating a substantial private housing development.

The hotel option envisages a 120-bedroom scheme, offering the opportunity to deliver a significant hospitality presence within the area.

The ground floor has recently been granted planning permission for subdivision into three units, two of which are currently under offer to national occupiers. This is expected to further enhance the vibrancy and appeal of the immediate area.



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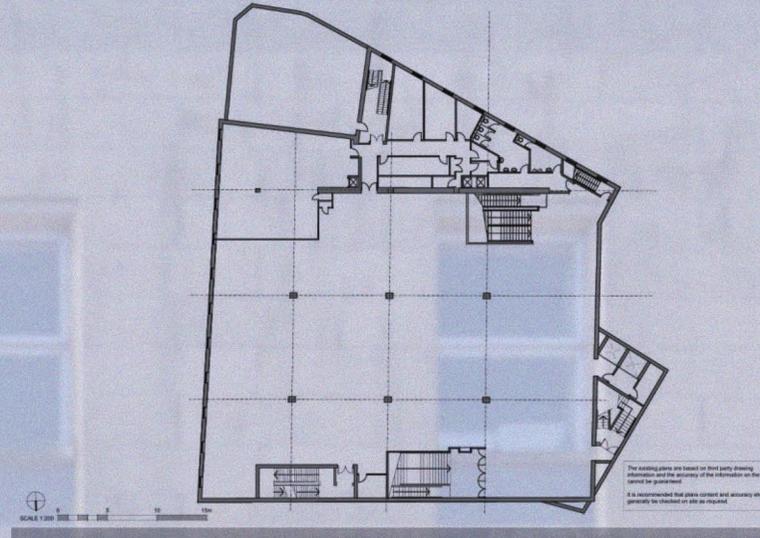
Existing Floor Plans

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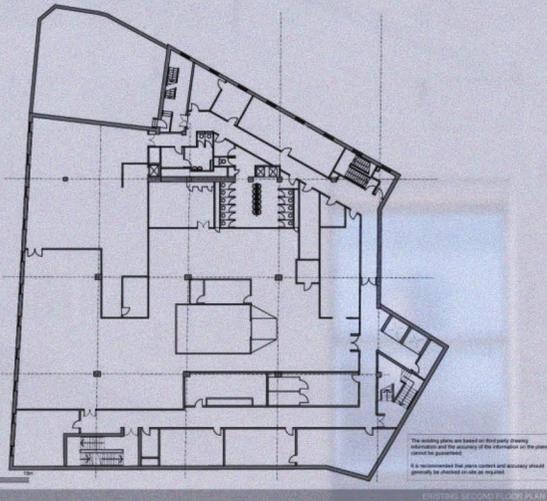
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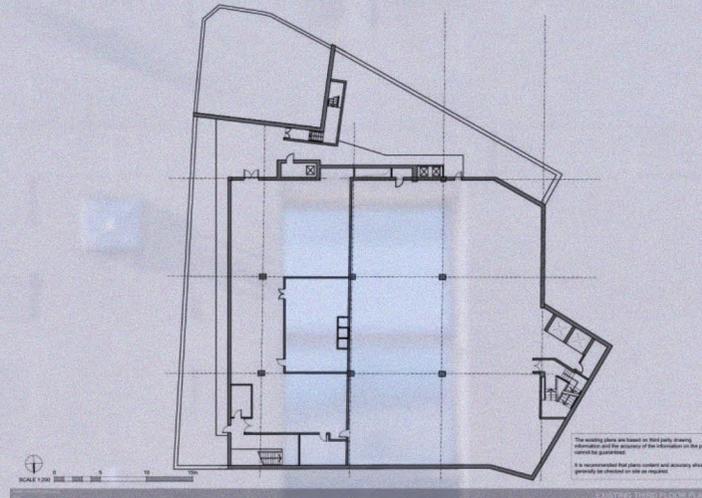
Proposed Ground Floor



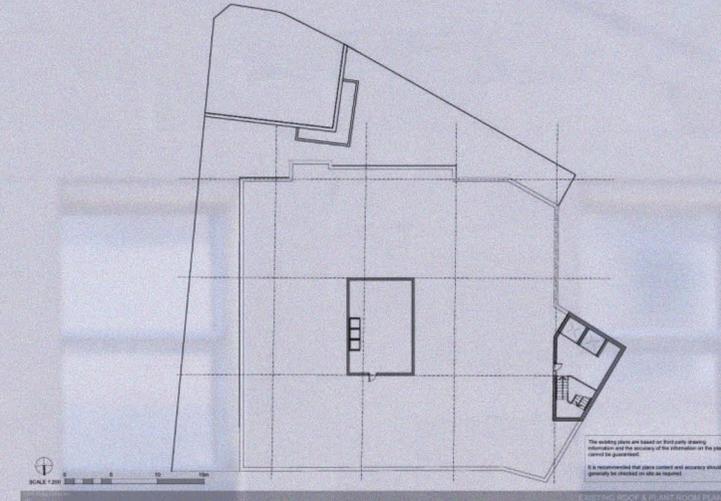
First Floor



Second Floor



Third Floor



Fourth Floor



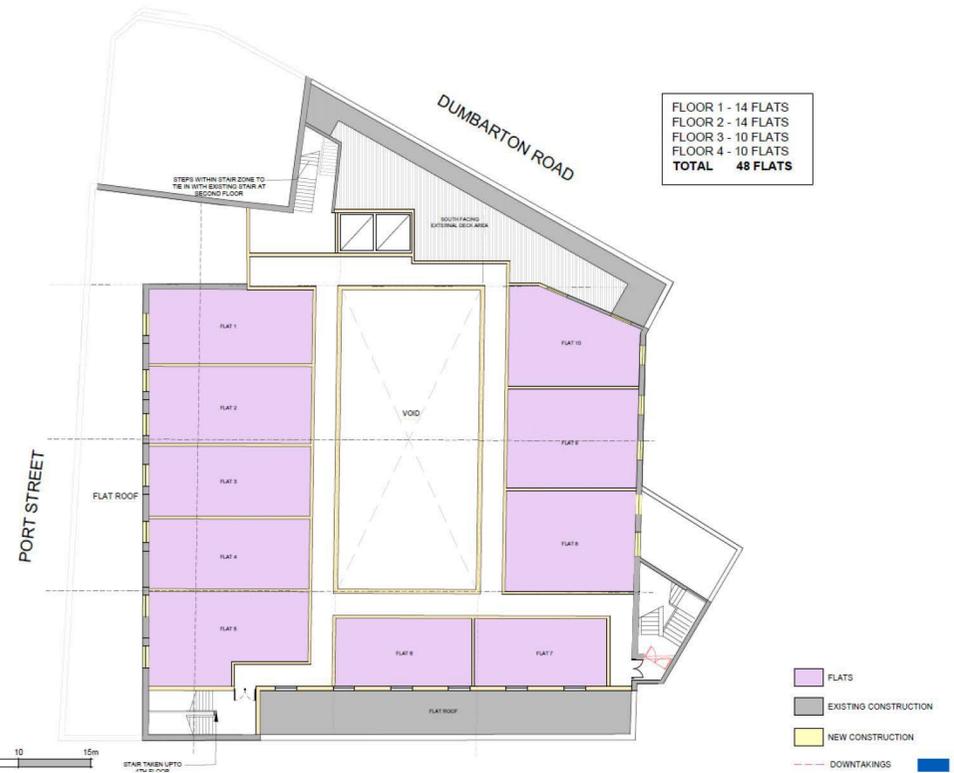
Proposed Scheme 1 - Flat Development

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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

Existing Floor Plans



Third & Forth
Floor



Proposed Scheme 3 – Student Accommodation

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Third Floor



Fourth Floor

DISCUSSION REQUIRED WITH PLANNERS
ON ACCEPTABILITY OF MASSING ASSOCIATED
WITH EXTENDED FOURTH FLOOR

FLOOR	STD BEDROOMS	STUDIOS
1st FLOOR	20	13
2nd FLOOR	20	13
3rd FLOOR	4	19
4th FLOOR	4	21
TOTAL	48	66
O/A TOTAL	114 ROOMS	



Proposed Scheme

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NORTH-EAST VIEW EXISTING



NORTH-EAST VIEW PROPOSED



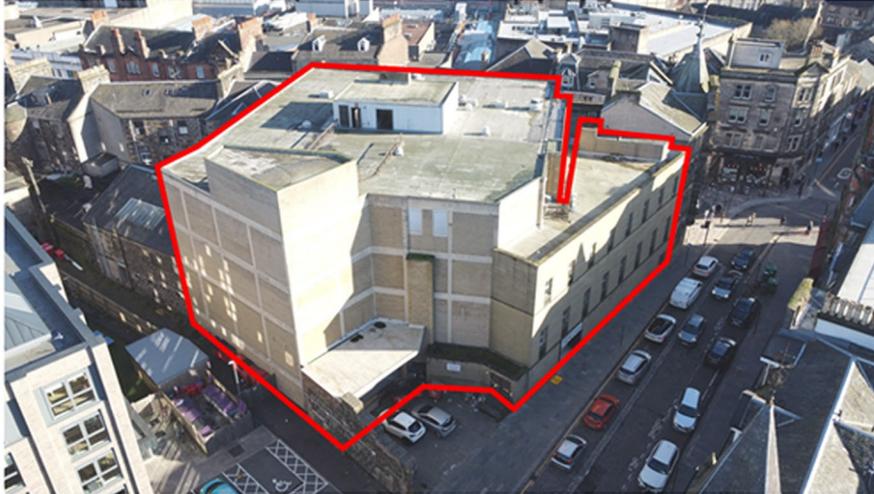


Proposed Scheme

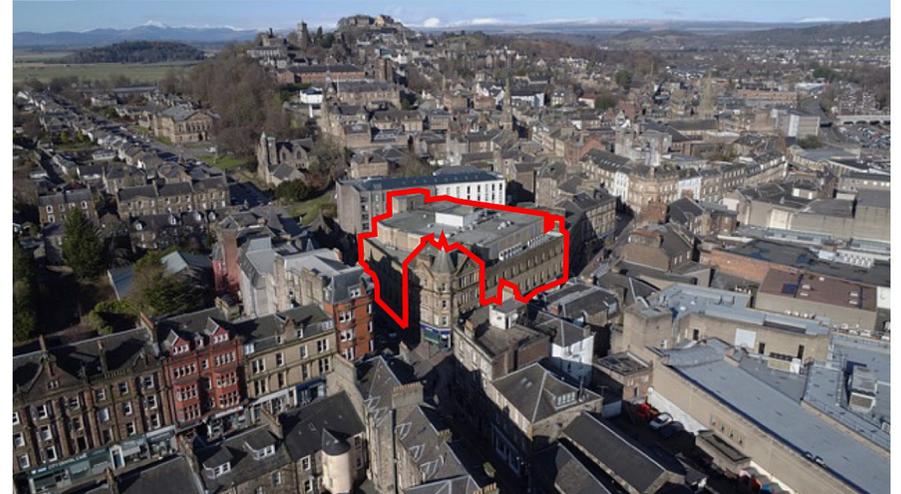
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SOUTH-WEST VIEW EXISTING



SOUTH-EAST VIEW EXISTING



SOUTH-WEST VIEW PROPOSED



SOUTH-EAST VIEW PROPOSED





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.



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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