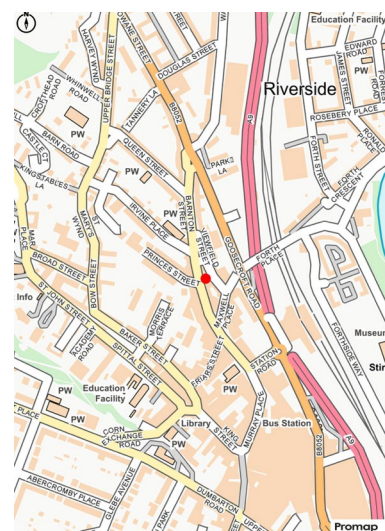
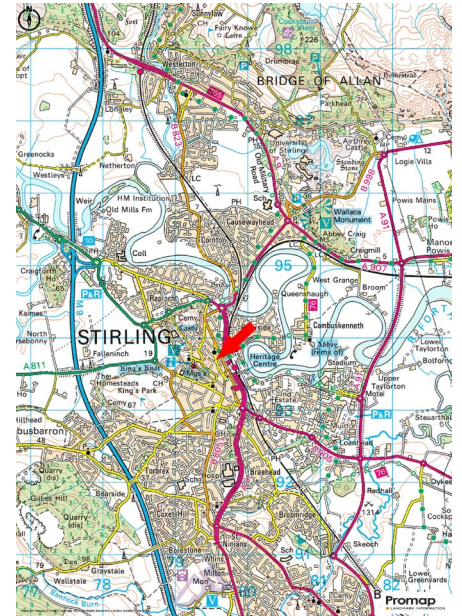




46 Barnton Street, Stirling, FK8 1NA

- Ground Floor Office
- Within Stirling City Centre
- Suitable for Alternative Uses (Subject to Consents).
- Extending to 113.37sq.m/1,220sq.ft





LOCATION:

Stirling is widely regarded as one of Scotland’s busiest and most popular tourist and business destinations, benefitting from an excellent strategic location within the heart of the country’s central belt.

The city is located approximately 36 miles northwest of Edinburgh and around 27 miles northeast of Glasgow and benefits from excellent transport links via the M9 and M80 motorways, together with main line railway and bus stations.

The subjects are located in a prominent location on Barnton Street, close to its junction with Viewfield Street and a short walk from the Thistles Shopping Centre and Railway Station. Barnton Street forms one of the main thoroughfares leading to Stirling City Centre

The ordnance survey extracts, which are for identification purposes only, show the location of the subjects.

DESCRIPTION:

The subjects comprise a ground floor office forming part of a three storey and attic mid-terraced building of stone construction, under a pitched roof, clad with slates.

According to our calculations, we estimate the subjects extend to the following approximate net internal areas:

Ground Floor:113.37sq.m/1220sq.ft

PRICE:

Offers are invited for the benefit of our client’s heritable interest in the subjects. Guide price on application.

RATEABLE VALUE:

According to the Scottish Assessors Association website the subjects are entered into the Valuation Roll as follows:

Rateable Value £16,600

EPC:

Available on request.

VAT:

All prices, rents, premiums etc are quoted exclusive of VAT (if applicable).

CLOSING DATE:

A closing date for offers may be set and interested parties are therefore advised to register their interest with the sole agents. Our clients reserve the right to sell the property without setting a closing date and, in setting a closing date, are not bound to accept the highest or indeed any offer received.

VIEWING:

Strictly by prior arrangement with the sole agents.

ENTRY:

Early entry is available, subject to conclusion of former legal missives.

To arrange a viewing please contact:



Andrew Peel
Surveyor
andrew.peel@g-s.co.uk
07803 896 976



Conal Philliben
Graduate Surveyor
conal.philliben@g-s.co.uk
07771 528 190

ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude

IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/ Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client’s Solicitors and Solicitors acting for the Purchaser/ Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: June 2023

Find out more at www.g-s.co.uk