

**FOR SALE - OFFICE
24 Allan Park, Stirling, FK8 2QG**



Substantial Detached B-listed Building
Situated in a Prominent Location

Within Stirling City Centre
Gross Internal Area — 468.12sq.m/5,037sq.ft
On Site Extending to 0.62 acres

Considered Suitable for Re-Development to Alternative Uses (subject to consent)

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 Central Belt of Scotland.

The city forms the main administrative centre for the surrounding district, providing extensive retail, leisure and local government facilities and has a resident population in the region of 40,000 persons.

Iconic tourist attractions such as Stirling Castle and Wallace Monument, together with a highly regarded University, enhance Stirling's popularity for visitors, students and businesses alike.

The Property is situated in an excellent and prominent location on Allan Park, within Stirling City Centre. The Thistles Shopping Centre, main-line railway and bus stations are all within a short walk from the Property.

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

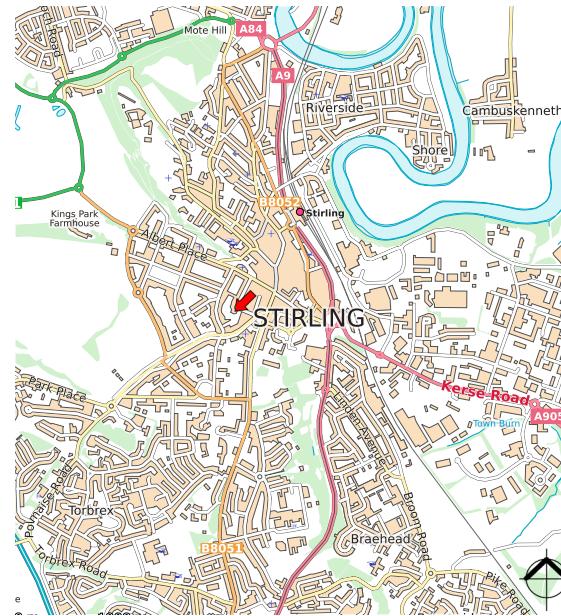
DESCRIPTION:

24 Allan Park is an impressive detached B-listed building of traditional stone construction with a purpose-built portico on the front elevation. The roof is pitched and hipped, clad in traditional slates. There are two principal extensions on the west and east elevations, of stone/brick construction, with pitched roofs, clad with slates.

Internally, the property is fitted/finished for their current use as offices for a national charity.

There are extensive grounds to the front, side and rear of the building, predominantly laid out and used as car parking. There is a short driveway, with dual access points from Allan Park.

The total site area extends to approximately 0.62 acres.



According to our calculations, we estimate the property extends to the following approximate gross internal areas:

Floor	SQM	SQFT
Ground Floor	183.14	1971
First Floor	118.07	1270
Garden Floor	166.91	1796

PLANNING:

The property is considered suitable for their existing use as offices or redevelopment to alternative uses, such as residential, leisure, etc, subject to obtaining relevant consents.

Interested parties should contact Stirling Council Planning Department in relation to possible alternative uses for the building.

GENERAL:

A comprehensive refurbishment of the entire roof, including the renewal of all leadwork was completed during 2021. Furthermore, a new Gas Boiler, flue and water cylinder was installed in late 2022, all documentation and satisfactory completion certifications are available for inspection through the agents.

RATEABLE VALUE:

According to the Scottish Assessors Association website, the Property is entered into the Valuation Roll, with effect 1st April 2023, as follows:

Rateable Value £37,000

PRICE:

Offers are invited for the benefit of our client's heritable interest in the property, with the property being sold with vacant possession.

VAT:

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

CLOSING DATE:

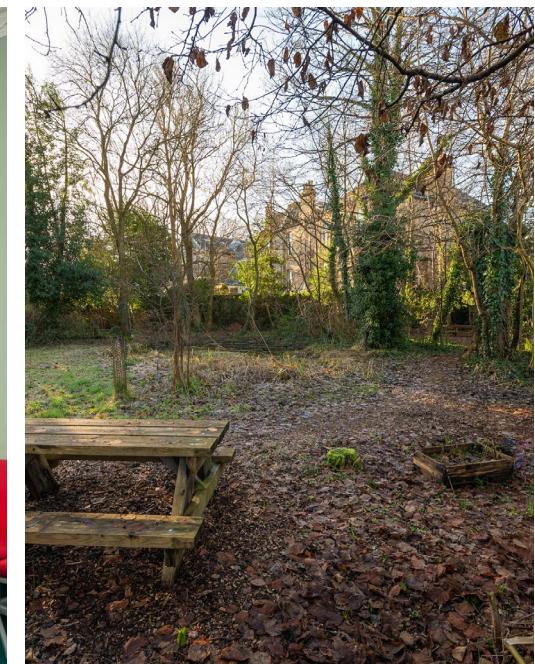
A closing date for offers may be set and interested parties are therefore advised to register their interest with the selling agents. Our clients reserve the right to sell the property without setting a closing date and, in setting a closing date are not bound to accept the highest or indeed any offer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

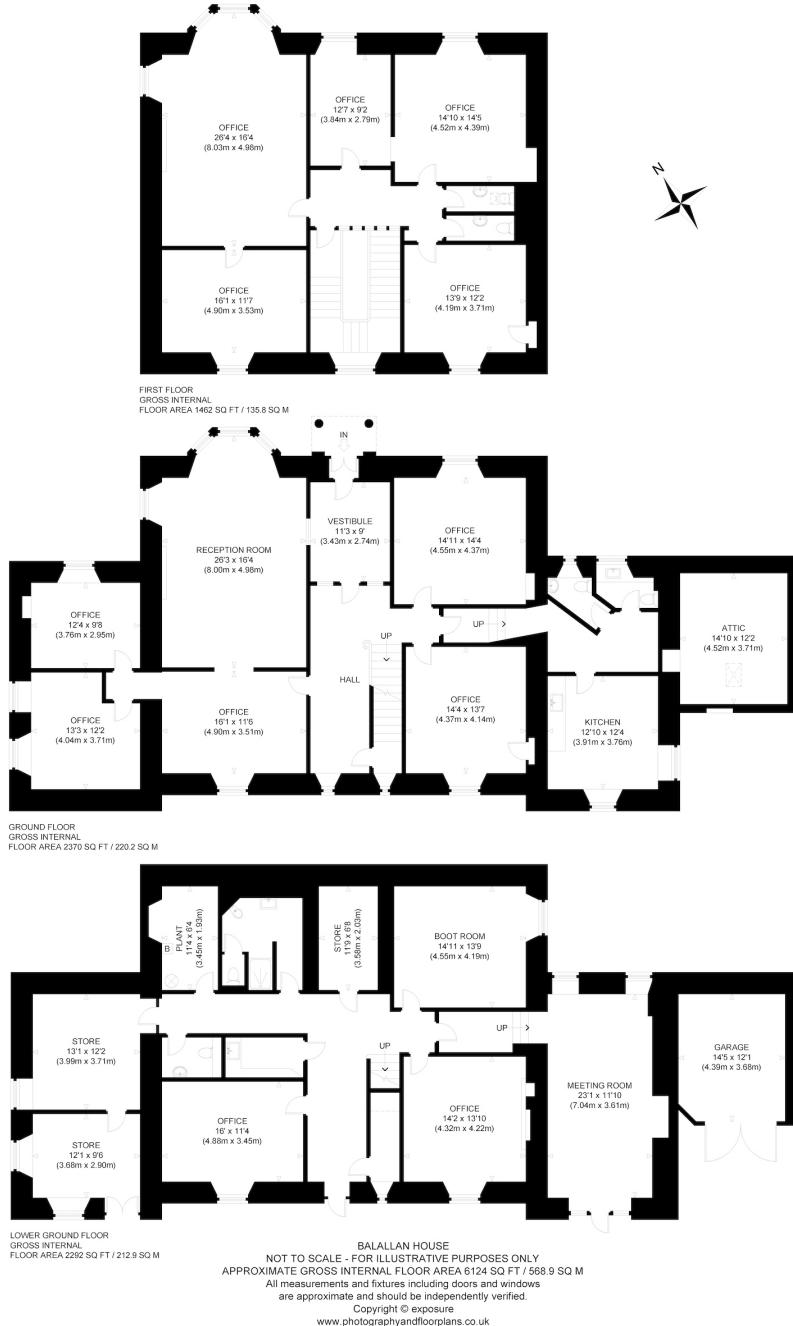
OVERAGE/CLAWBACK CLAUSE:

Interested parties should note that an Overage/Clawback agreement will require to be entered into between the Vendor and Purchaser. A copy of the proposed Overage agreement wording can be provided to genuinely interested parties.

EPC:

A copy of the Energy Performance Certificate is available on request however, the EPC rating is E'.





To arrange a viewing please contact:



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Graduate Surveyor
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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 detailed financial and corporate information will be required before any transaction can conclude.

IMPORTANT NOTICE

- 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.
- 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.
- 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.
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- Date of Publication: January 2023