



FOR SALE DEVELOPMENT OPPORTUNITY

FORMER GRANARY, KERSE ROAD, STIRLING, FK7 7RU



On the instructions of Arnold Clark

Arnold Clark

- ▲ DEVELOPMENT OPPORTUNITY
- ▲ CLOSE PROXIMITY TO CITY CENTRE
- ▲ OFFERS ARE INVITED
- ▲ SUITABLE FOR VARIETY OF USES (SUBJECT TO PLANNING)

Tel: 01786 450438
www.shepherd.co.uk



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LOCATION

Stirling is the main city within the central belt of Scotland with a population of around 35,000 and a catchment population of around 100,000. Stirling benefits from good means of access to Scotland's motorway network via the M80/M9.

Stirling benefits from a main line Railway station that is located approximately 15 minutes walk from the subject property offering good means of access to Edinburgh, Glasgow and beyond.

The subjects are located on the southern side of Kerse Road between its junctions with Springbank Road and Craig Leith Road within Springkerse Industrial Estate. The surrounding area is predominantly commercial in nature to include retail, office and industrial users. Surrounding occupiers include Macrae and Dick, Majestic Wine, Arnold Clark, Farmfoods, Baynes and a mixture of other national and local based companies.

The building itself is located to the rear of Arnold Clark's Volvo, Mazda/Toyota main dealer car sales franchise .

DESCRIPTION

The subjects comprise a detached former granary building which has been dis-used for a considerable time period. The building is planned over 4 storeys and was constructed in 1904. The building is of brick construction whilst being surmounted by a timber framed and pitched roof overlaid in slate. The property is "B" Listed.

We believe that the property is well suited for re-development into a number of commercial uses and as such prospective purchasers are encouraged to discuss proposals with Stirling Council Planning Department.

PROPOSAL

Offers are invited.

RATING

All rating enquiries should be made to the local assessors department

CLOSING DATE

A closing date may be set and all interested parties should make a note of interest at the offices of the Sole Agent. We reserve the right to sell the property without setting a closing date and we are not obliged to accept the highest or indeed any offer for the sale of the property.

VAT

All prices, premiums and rents quoted are exclusive of VAT.

EPC

The property is under reconstruction and not suitable for an EPC in current form.

VIEWING & FURTHER INFORMATION

Strictly by appointment through the Sole Letting Agent:

Sandy Falconer BSc (Hons) MSc MRICS

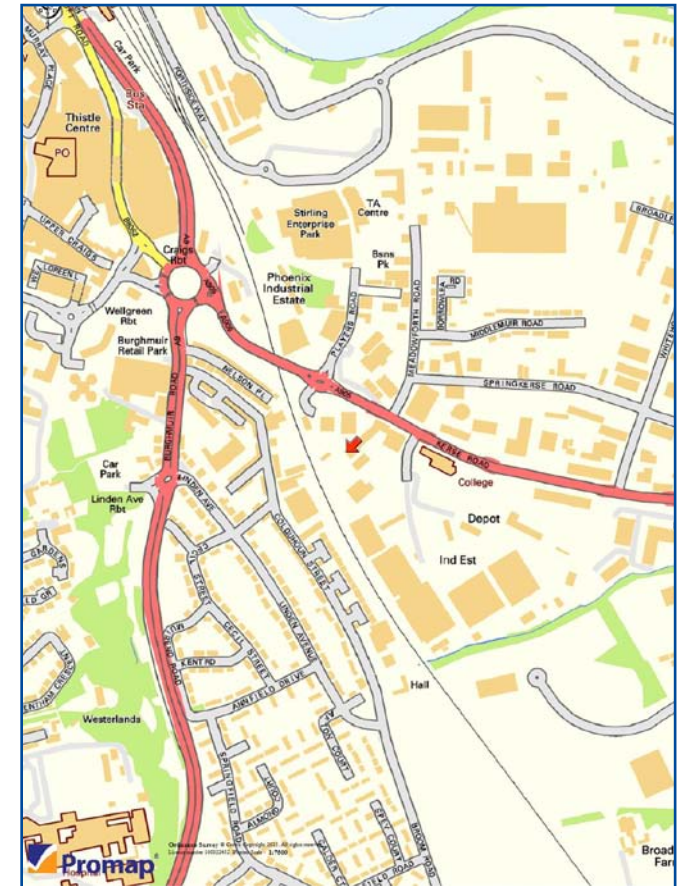
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