

FOR SALE
DEVELOPMENT OPPORTUNITY

**GRAHAM
SIBBALD**



Former District Court
23 Spittal Street, Stirling, FK8 1DU

> Prominent location in Stirling City Centre

> Extends to approximately 498.5 Sq.M. (5,363 Sq.Ft.)

> Suitable for a number of uses (subjects to consents)

> Offers invited

LOCATION

The subjects are located on the south side of Spittal Street in the historic centre of Stirling. Spittal Street is the main thoroughfare for vehicles and pedestrians from the city centre to Stirling Castle and other tourist attractions such as the Old Town Jail.

Stirling is widely regarded as one of Scotland's busiest and most popular business and tourist locations. The city benefits from a central location in the heart of Scotland and allows easy access by road and rail to all major business centres throughout the country. Junction 10 of the M9 motorway is a short drive from the City Centre, which allows commuters to take full advantage of excellent transport links and arterial routes throughout Central Scotland, with both Edinburgh and Glasgow within approximately 40 minutes' drive.

Stirling has a resident population of approximately 45,000 persons and a wider catchment of around 91,000 in the Stirling Council area. 5% of Scotland's population live within a one hour drive from Stirling, increasing to 80% within two hours.

DESCRIPTION

The subject comprise a two storey detached building of stone construction, under a pitched roof clad with slates. The building was previously used as Stirling's District Court, however, more recently it has been used as office accommodation for Stirling Council. Internally the subjects provide a mix of larger open plan offices, along with smaller cellular office/work spaces and storage facilities. The ground floor is configured over two levels and benefits from a platform lift. The first floor is currently laid out in line with its previous use as a District Court.

The property provides an excellent development opportunity, in the heart of Stirling City Centre, with the potential of a variety of alternative uses being considered (subject to obtaining relevant consents).



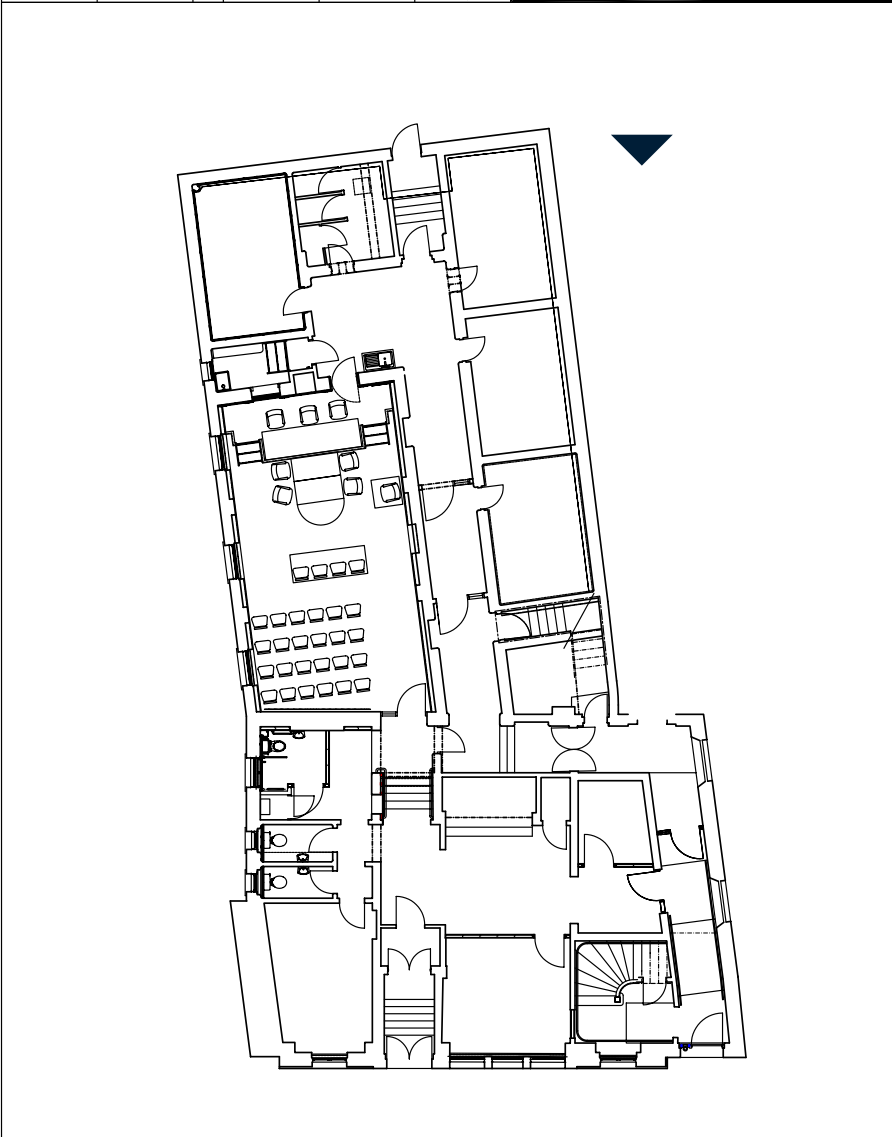
Title
**GROUND FLOOR PLAN,
 DISTRICT COURT,
 STIRLING.**

Area. N/A

Job No.	Dwg No.	Rev	Scale	Drawn	Date
N/A	N/A	0	1:150	SMc	February 2012

STIRLING COUNCIL
 ASSETS & SUPPORT,
 Strategic Assets,
 Viewforth,
 Stirling,
 FK8 2ET.

tel: (01786) 443092
 fax: (01786) 443091

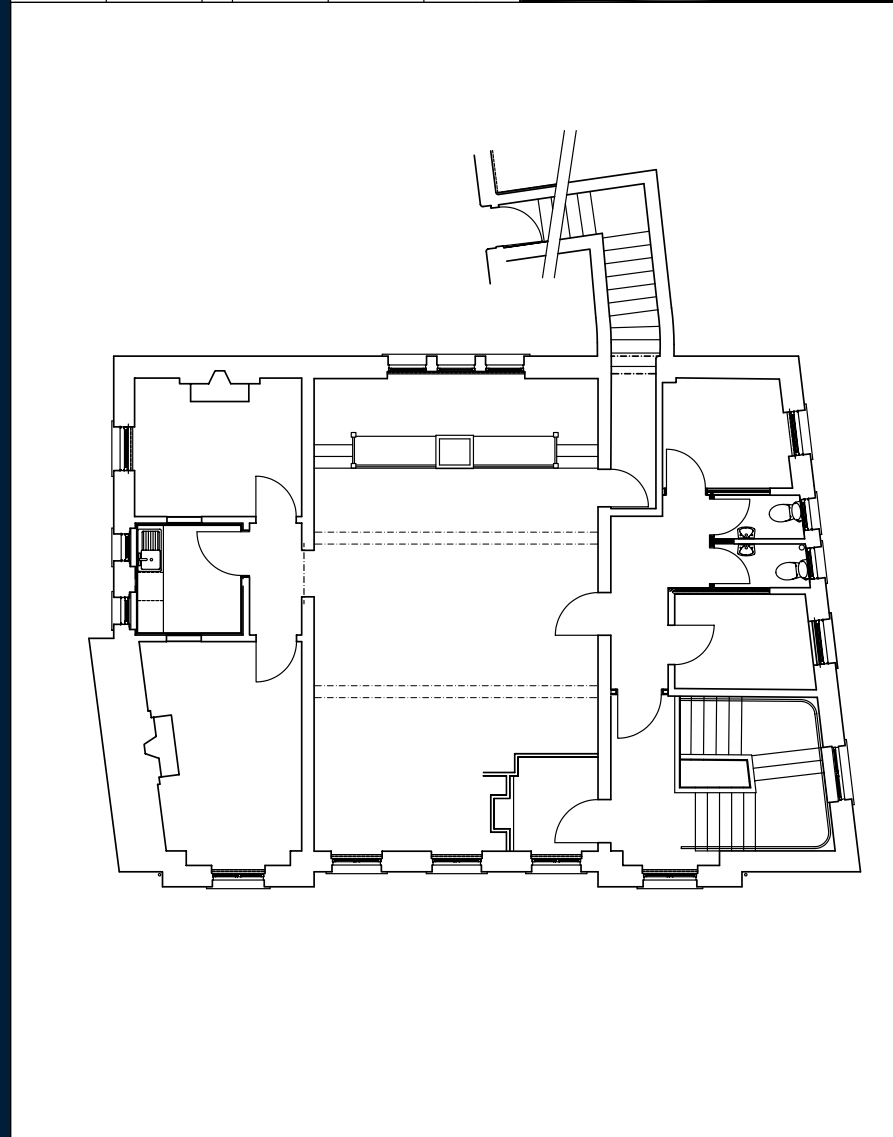
Title
**FIRST FLOOR PLAN,
 DISTRICT COURT,
 STIRLING.**

Area. N/A

Job No.	Dwg No.	Rev	Scale	Drawn	Date
N/A	N/A	0	1:100	SMc	February 2012

STIRLING COUNCIL
 ASSETS & SUPPORT,
 Strategic Assets,
 Viewforth,
 Stirling,
 FK8 2ET.

tel: (01786) 443092
 fax: (01786) 443091

ACCOMMODATION

The floor plans above show the current layout of the subjects. We would summarise the floor areas as follows:

Floor	SQ.M	SQ.FT
Ground	349.15	3,756
First	149.35	1,607
Total:	498.5	5,363

PRICE:

Offers are being invited for the benefit of our client's heritable interest in the subjects.

CLOSING DATE

A closing date for offers will 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.

RATEABLE VALUE

According to the Scottish Assessors Association website, the subjects are entered into the valuation roll as follows:

Rateable Value: £31,000

VAT:

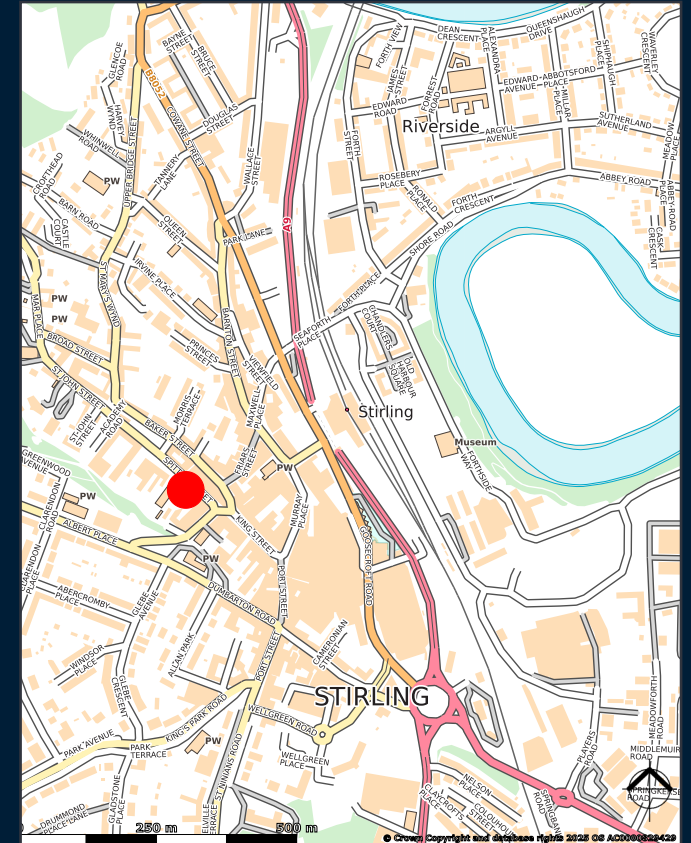
All prices, rents, premiums etc are quoted exclusive of VAT (if applicable).

EPC:

An EPC has been undertaken as is available on request from the agents.

CONTACT

To discuss any aspect of the property or disposal process, please contact the selling agents.



For any queries or to arrange a viewing, please contact —



Andrew Peel
Property Agent
Tel: 07803 896976
Email: Andrew.Peel@g-s.co.uk



Conal Philliben
Property Agent
Tel : 07771 528 190
Email : Conal.Philliben@g-s.co.uk

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: Feb 2025