



## DEVELOPMENT OPPORTUNITY

- > B LISTED FORMER GRANARY BUILDING
- > LOCATED SPRINGKERSE INDUSTRIAL ESTATE
- > SUITABLE FOR A VARIETY OF USES SUBJECT TO PLANNING
- > OFFERS INVITED

FOR SALE / TO LET

### FORMER GRANARY, KERSE ROAD, STIRLING, FK7 7RU

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### LOCATION

The city of Stirling has a resident population estimated to be in the region of 37,000 and a wider Stirling Council area of approximately 100,000. The city benefits from a busy mainline railway station providing regular connections to Scotland's main cities.

The subjects are located on the northwest side of Kerse Road within the well-established Springkerse Industrial Estate. The estate is approximately 1.5 miles from Stirling city centre and serves as the city's main industrial and distribution hub. Surrounding occupiers include national and local operators such as Ford, MK Building Supplies, Stirling Council, and Yellow Car and Van Hire.

Springkerse Industrial Estate benefits from access to the M80 and M9 motorways, providing connectivity to the major road networks throughout Scotland. Glasgow is approximately 26 miles to the west, and Edinburgh is approximately 36 miles to the east. The subjects are also located approximately 1.5 miles from Stirling's train and bus stations.

### DESCRIPTION

The subjects comprise of a detached former granary building which has been disused for a considerable period. The building is planned over 4 storeys and was constructed in 1904. The building is of brick construction whilst surmounted by a timber framed and pitched roof overlaid in slate.

The property is well suited for re-development for a number of commercial uses, and prospective purchasers/tenants are encouraged to discuss proposals with Stirling Council Planning Department.

Prospective purchasers/tenants should be made aware that the building has been on the buildings at risk register since 1995. Access to the subjects has not been made possible before marketing, and we cannot provide access for viewings due to the property's current condition.



**ACCOMMODATION**

The property comprises a detached former granary building planned over 4 storeys. Please note that we have been unable to access the building due to its current condition, and as such, we have been unable to provide measurements.

**PROPOSAL**

Offers are invited for our client's Heritable Interest (Scottish equivalent to English Freehold). Alternatively, rental offers may also be considered. Please contact the sole agents for further information.

**VAT**

Unless otherwise stated, all prices, premiums and rentals are quoted exclusive of VAT.

**RATING**

All rating enquiries should contact the local assessor's department for further information.

**PLANNING**

The subjects were originally used as a Corn Mill but have been unused/vacant since circa the 1980s. The subjects may be suitable for a variety of alternative uses subject to the necessary planning consent. Interested parties should contact Stirling Council Planning Department for further information.

**LISTING**

The subjects comprise a Category 'B' listed former granary building which has been disused for a considerable period.

**EPC**

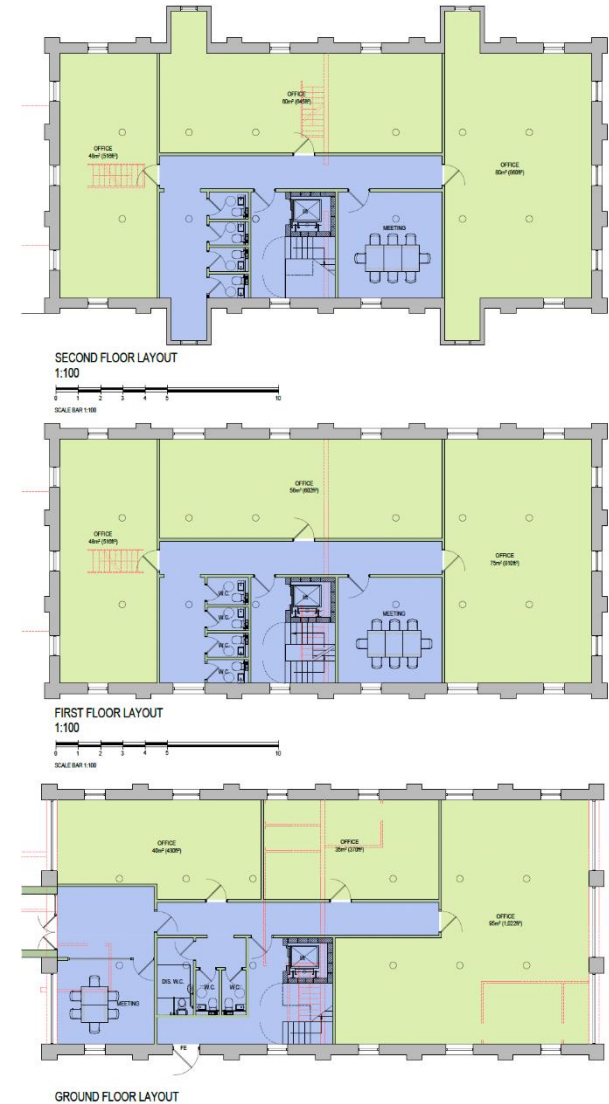
Available upon request.

**LEGAL COSTS**

Each party is to bear their own legal costs relating to this transaction; however, the purchaser /in-going tenant will be responsible for any LBTT, Registration dues and any vat incurred thereon.

**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 transaction to proceed.



For further information or viewing arrangements please contact the sole agents:

**Shepherd Chartered Surveyors 11 Gladstone Place, Stirling FK8 2NN**

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