



FALCONER
PROPERTY CONSULTANTS

FOR SALE

42 Abbey Road, Stirling,
FK8 1LP

WORKSHOP & OFFICE

- OFFERS OVER £179,500
- 3,556 FT²
- SUITABLE FOR A VARITEY OF USES
- LARGE SECURE YARD
- EASY ACCESS TO MOTORWAY NETWORK
- 100% RATES RELIEF (SUBJECT TO QUALIFICATION)
- THREE PHASE ELECTRICS



LOCATION

Stirling is a city in central Scotland. Stirling is a centre for local government, higher education, tourism, retail, and industry. The 2011 census recorded the population of the city as 45,750; the wider Stirling council area has a population of about 91,000. The City is reputed to be the third fastest growing area of Scotland in terms of population.

A major new regeneration project on the site of the former port area and the former Ministry of Defence site, adjacent to Stirling Railway Station, is currently underway. Known as Forthside, it has the aim of developing a new waterfront district linked to the railway station via a new pedestrian bridge.

Stirling is well located in central Scotland being almost equidistant between Glasgow, Edinburgh and Perth. The city benefits from good transport links to include a mainline railway, bus depot and easy access onto the Motorway network.

The subjects are located on the southern side of Abbey Road near to it's junction with Abbey Mill and within the riverside area of Stirling.



DESCRIPTION

The subjects comprise a single storey building of pre-reinforced concrete construction. The property is surmounted by a double pitched roof overlaid in corrugated cement asbestos sheeting.

Internally the subjects provide large workshop with several interlinked offices, kitchen/tea prep area and male and female w.c's. The unit benefits from three phase electrics. Access is provided through a front pedestrian entrance door whilst a double opening vehicle access door is located on the side of the property.

Externally the unit has a fully secure yard area of hard standing providing a large area of parking to the front and access to the side and rear of the building.

FLOOR AREAS

From sizes taken during our inspection we calculate the subject property, measured in accordance with the RICS Code of Measurement Practice (second edition, January 2018) to extend to the following approximate gross internal area (GIA):

330.36m²/3,556ft²

PLANNING

All queries in relation to redevelopment/reconfiguration of the subjects should be addressed to Stirling Council Planning Department.

PROPOSAL

Offers over £179,500 are invited for the Heritable (freehold) interest.

EPC

A copy of the EPC will be available upon request.

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.

RATING

Rateable value £11,500.

VAT

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



VIEWING AND FURTHER INFORMATION

Strictly by appointment through the Sole Agent:

Sandy Falconer BSc (Hons) MSc MRICS

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