

FOR SALE
EXTENSIVE CATEGORY 'C' LISTED BUILDING

 GRAHAM
SIBBALD



Cowane Centre
Cowane Street, Stirling, FK8 1JP

- **Potential Redevelopment Opportunity (subject to consents)**
- **Located on fringe of Stirling City Centre**
- **Extending to Approximately 1,126 Sq.M. (GIA)**
- **On Site Extending to 0.79 Acres**
- **Offers invited**

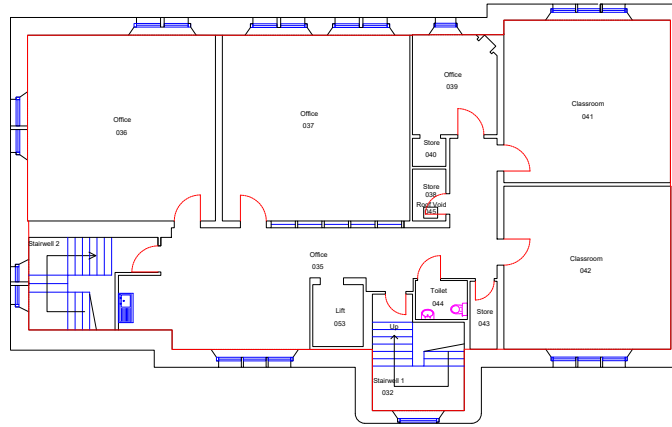
LOCATION

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.

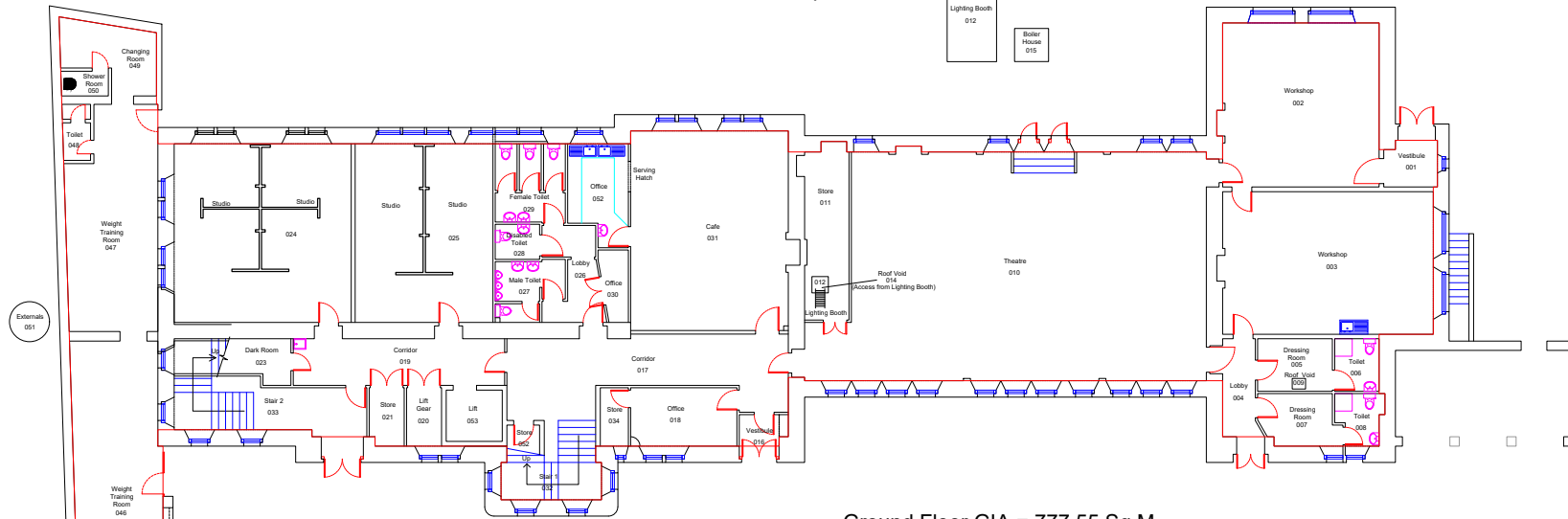
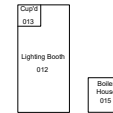
Stirling has a resident population of approximately 45,000 persons and a wider catchment of around 91,000 in the Stirling Council area. 5% of Scotland's population live within a one hour drive from Stirling, increasing to 80% within two hours.

The subjects are located in a prominent location on Cowane Street, which is one of the main thoroughfares leading to and from Stirling City Centre. The immediate vicinity comprises a mix of residential and commercial uses and the subjects are within walking of the Thistles Shopping Centre, as well as Stirling's mainline railway and bus stations.





First Floor GIA = 348.80 Sq M



Ground Floor GIA = 777.55 Sq M

Title
Ground Floor Plan - Cowane Centre
69 Cowane Street
Stirling
FK8 1JP

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|---------------------|---------------------|--------------|--|
| Job No. 42170200 | Dwg No. 3435 S | Rev | Estates & Commercial Property Infrastructure Delivery Teith House, Kerse Road Stirling FK7 7QA tel: (01786)233235 |
| Scale 1:200@A3 | Date 20 Nov 2024 | Drawn SMc | |



Stirling Council

The Ordnance Survey extract, which is for identification purposes only, shows the location of the subjects.

DESCRIPTION

The subjects comprise an extensive detached Category 'C' listed building of traditional stone construction, under a pitched roof, clad with slates. The building is part single and part two storey, with the upper floor being accessible via a central staircase or passenger lift.

The Cowane Centre was, until recently, used as a community space used for meetings, workshops and theatre events. Vehicle access is via Lower Bridge Street and there is extensive parking at the front of the building.

It is considered the subjects would suit a variety of alternative uses, subject to obtaining necessary consents.

ACCOMMODATION

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

Ground Floor — 777.55 Sq.M. (8,369 Sq.Ft.)

First Floor — 348.80 Sq.M. (3,754 Sq.Ft.)

PRICE:

Offers are 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: £43,000

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 —



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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 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.
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5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: November 2024