



## 22-40 PORT STREET / 2-12 DUMBARTON ROAD, STIRLING, FK8 2LD

- Prime City Centre Location
  - Potential for Alternative Use
- Subject to Planning
- Pre-planning Application Submitted
  - Schemes for Flats / Hotel / Student Accommodation
- Area: 44,972 SqFt
  - Price: On Application
  - Rent: On Application

### LOCATION

Stirling is positioned at the heart of Central Scotland, lying approximately 36 miles north-west of Edinburgh and 26 miles north-east of Glasgow. The city serves a local population of around 40,000 residents and benefits from a strong student presence, as well as a wealth of popular tourist destinations.

The property occupies a prime position on the west side of the fully pedestrianised Port Street, directly opposite Marks & Spencer and The Thistles Shopping Centre. This location forms part of Stirling's key retail hub, attracting major high street brands including Marks & Spencer, Next, H&M, Primark and other national retailers.

### DESCRIPTION

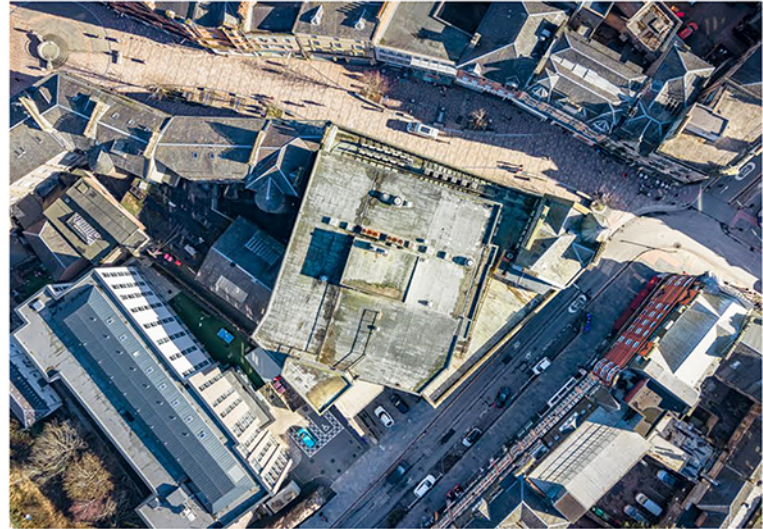
The subjects comprise a five-storey building arranged over part ground, first, second, third, and fourth floors. This description relates solely to the upper floors, which are currently utilised as a mix of office and storage space. The building is accessed via ground floor.

These upper floors are well-configured, benefit from good natural light, and are in sound condition throughout. The building enjoys prominent frontage onto Port Street and provides efficient vertical circulation. Servicing access is available to the rear via Dumbarton Road.

### DEVELOPMENT OPPORTUNITY

The upper floors offer significant potential for alternative uses including student accommodation, residential, hospitality, or leisure (subject to securing the necessary planning permissions).

Given the current layout of the property, there is potential to extend the fourth floor to create additional floor space and accommodate more rooms, as illustrated in the potential schemes overleaf.



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### PLANNING

Pre-planning applications have been lodged to explore three potential redevelopment options for the site: student accommodation, hotel, and residential use, demonstrating the property's flexibility and strong development potential.

The proposed student accommodation scheme would comprise 114 rooms arranged over four storeys, designed to provide modern, purpose-built accommodation in a highly accessible location.

Alternatively, the residential proposal provides for 48 self-contained flats, creating a substantial private housing development. The hotel option envisages a 120-bedroom scheme, offering the opportunity to deliver a significant hospitality presence within the area.

The ground floor has recently been granted planning permission for subdivision into three units, two of which are currently under offer to national occupiers. This is expected to further enhance the vibrancy and appeal of the immediate area.

### ACCOMMODATION

First Floor 1,495 SqM  
Second Floor 1,483 SqM  
Third Floor 1,095 SqM  
Fourth Floor 105 SqM

**TOTAL: 4,178 SQM**

### RENT/ PRICE

Upon application.

### RATEABLE VALUE

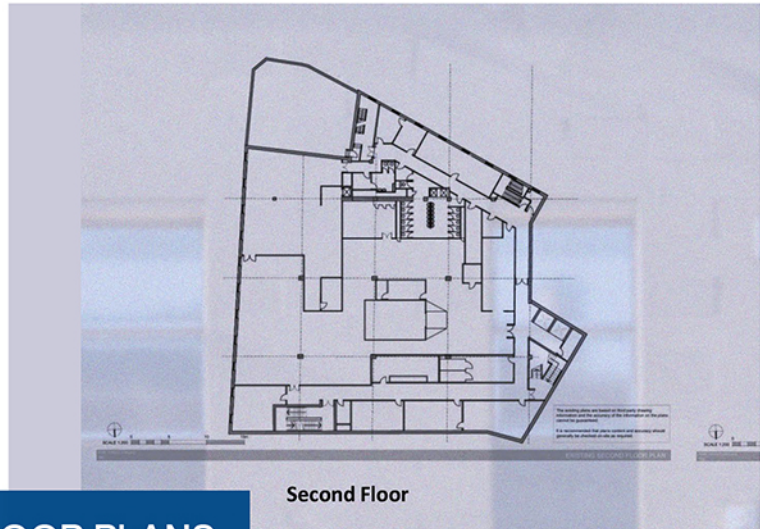
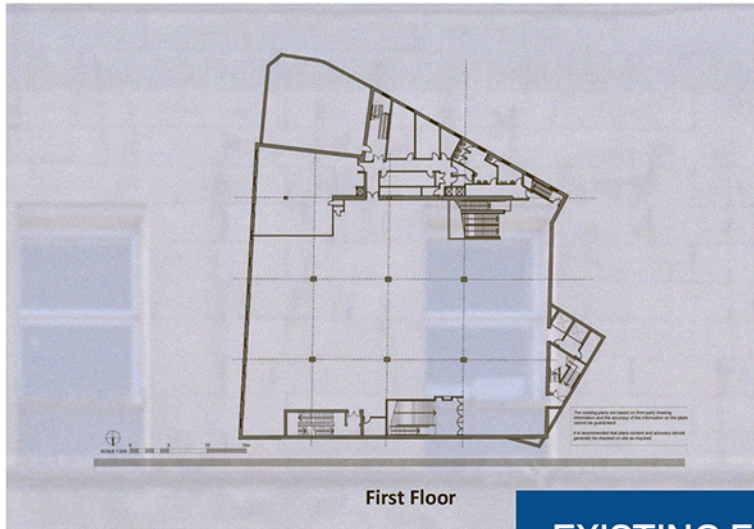
"The subjects are currently entered in the Valuation Roll at £56,500; however, this figure includes the ground floor retail element and will therefore require separate assessment. The rate of poundage for 2025/2026 is 49.8p to the pound.

### ENERGY PERFORMANCE CERTIFICATE

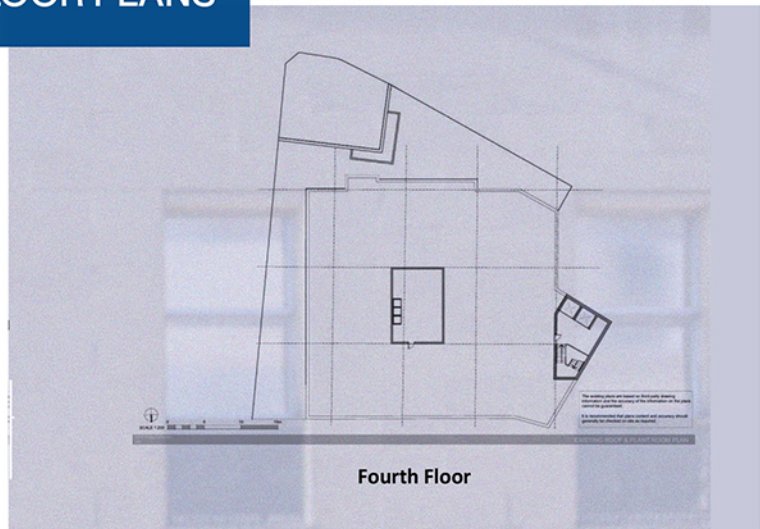
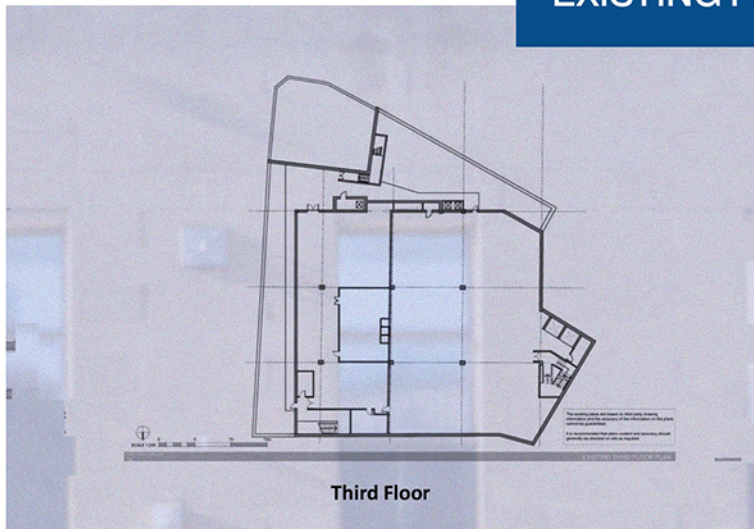
An Energy Performance Certificate is available upon request.

### VAT

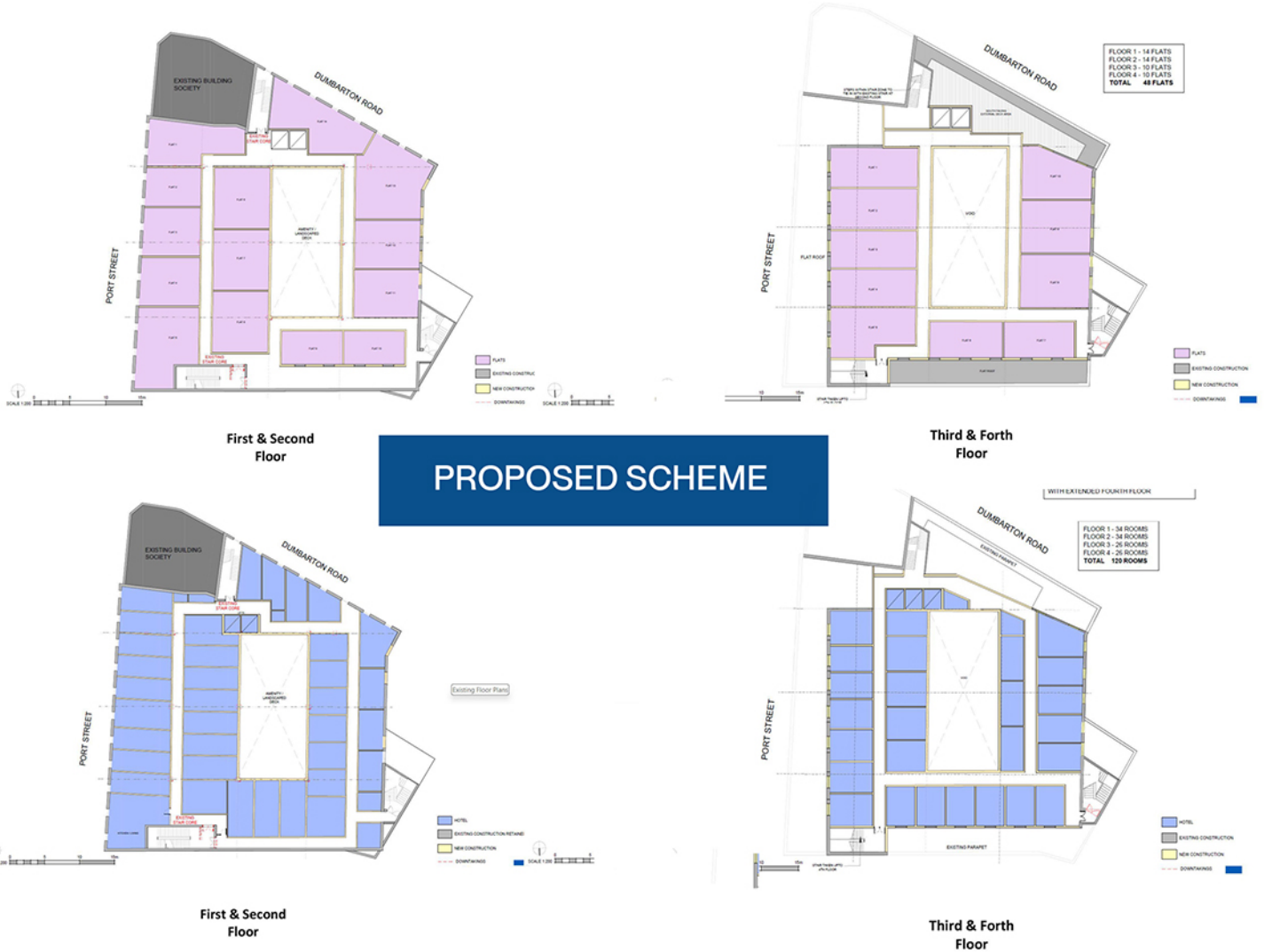
All figures quoted are exclusive of VAT at the prevailing rate.



**EXISTING FLOOR PLANS**



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**Anti-Money Laundering**

TSA Property Consultants are regulated by HMRC in its compliance with the UK Money Laundering under the 5th Directive of the Money Laundering Regulations, effective from 10th January 2020, the agents are required to undertake due diligence on interested parties.

**Property Misdescription Act 1991:**

The information contained within these particulars has been checked and unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change out with our control. When we are advised of any change we will inform all enquiries at the earliest opportunity.