

FOR SALE/TO LET

**OCHIL COMMUNITY CENTRE, OCHIL
CRESCENT, RAPLOCH, STIRLING, FK8
1QR**



OFFERS INVITED

Stirling Council, Infrastructure, Estates and Commercial Property,
Teith House, Kerse Road, Stirling, FK7 7QA

Telephone: 07385 966 616 Email: estates@stirling.gov.uk

LOCATION:	The subjects are situated within Ochil Crescent Park which contains a play park, football pitch and recreation land. The park is situated at the northeast corner of the Raploch settlement which is predominantly a residential area. The River Forth surrounds the park to the north. Raploch is approximately 1 mile north of Stirling City centre.
DESCRIPTION:	The subjects comprise the community centre and car park with further rights to use the surrounding recreation ground available.
ACCOMMODATION:	<p>The property has a gross internal area of 319 sq. metres (3,434 sq. feet) comprising the following:</p> <ul style="list-style-type: none"> • Entrance vestibule to entrance hall with boiler room and electrical switch room • Fully fitted and equipped kitchen with servery hatch to hall • Main hall • General purpose room with some kitchen equipment and servery hatch to the main hall • Office and storeroom • Accessible, Ladies and Gents toilets • Office/activities room • Janitor's office/store • Store to the rear of the hall with access to the loft space <p>Changing facilities</p> <ul style="list-style-type: none"> • Home and away changing area and showers • WC • Referees room/store with access to loft storage space
EPC	The Energy Performance Rating for this property is D . The Recommendation Report is available upon request.
SERVICES:	The property is connected to mains gas, electricity, water and drainage. The property has a gas boiler and central heating.

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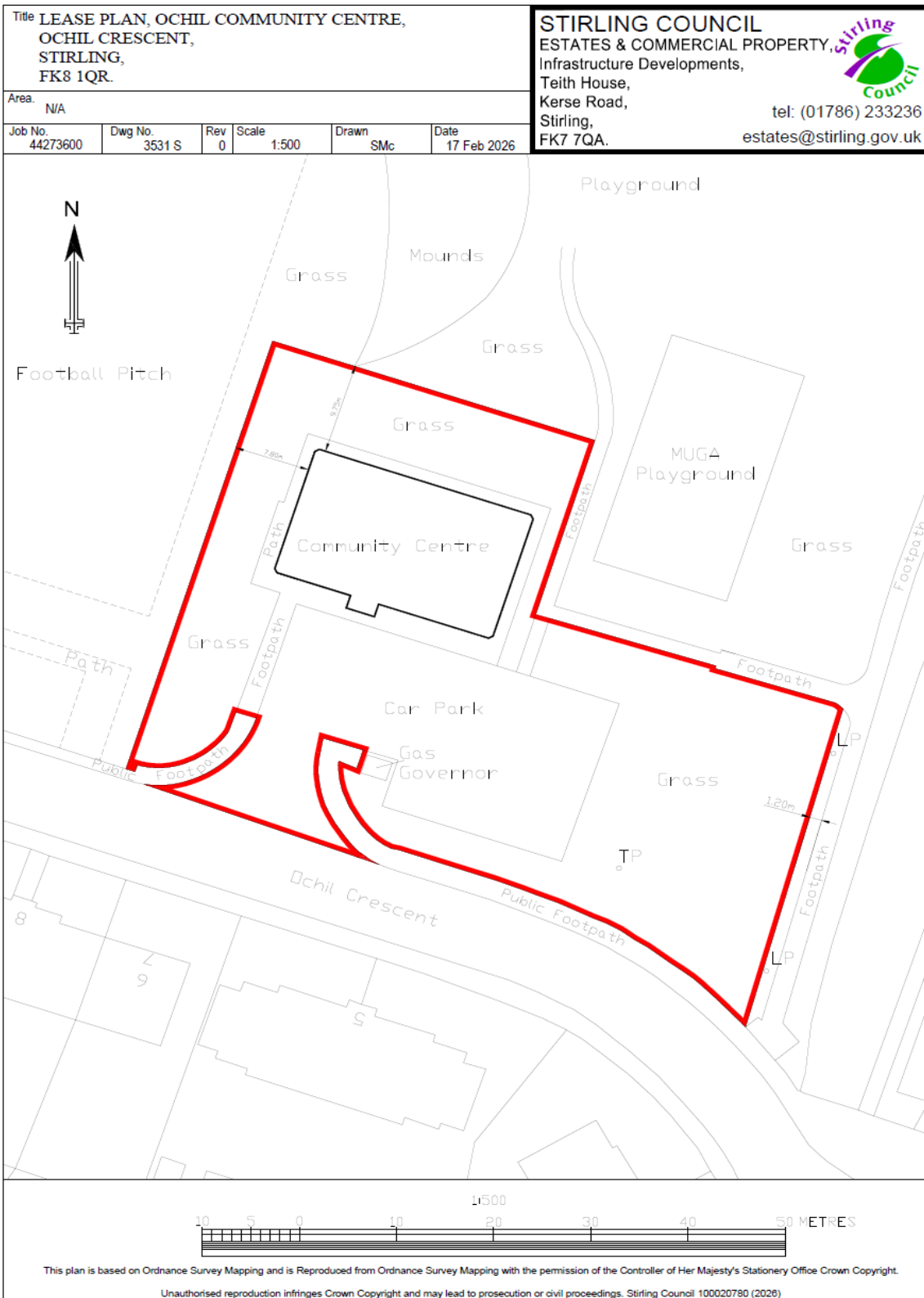
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INVENTORY:	The property contains a wide range of equipment and furniture including a fully fitted kitchen which can be included in the lease and used by a tenant.
SALE OR LEASE TERMS:	The property is available for sale or lease on a full, repairing and insuring (FRI) lease for a term to be agreed. The Council is looking for a long-term commitment and lease but will consider a shorter-term lease.
LEASE CONDITIONS:	The hall and ancillary accommodation must be made available to hire (to be agreed with the Council) for any community or social groups throughout the week. A separate agreement will be attached to the lease to record the permitted uses and the terms and conditions of the tenant's use, sub-letting and hiring out of the hall and ancillary accommodation. The uses will be in accordance with the Social, Cultural, Health and Well Being aims and objectives of the Council.
PLANNING	The current permitted use class is Class 11 Assembly Hall. The purchaser or tenant is responsible for obtaining any necessary statutory permissions for their proposed use of the subjects. For planning enquiries, contact Planning on 01786 233660.
TENDER SUBMISSION:	Prospective tenants will be required to evidence they have the necessary experience, knowledge, and finance available to operate the centre efficiently and maintain its availability for a variety of community uses. Interested parties should submit details of their preferred lease terms together with a statement providing details of their proposed use and the type of activities they intend to provide from the centre.
OFFERS:	At this stage a closing date for offers has not been set. Interested parties who are considering a lease of the property are asked to note their interest by completing and returning the attached Lease Questionnaire and will then be notified when a closing date is set.
Important Notice:	The foregoing particulars are set out as a general outline guide only, and do not constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary statutory permissions for use and occupation and other details are given without responsibility and any intending purchasers or lessees should not rely on them as statements or representatives of fact, but must satisfy themselves by inspection or otherwise, to their correctness. No person in the employment of Stirling Council has any authority to make or give any representations or warranty whatever in relation to this property. Stirling Council is not bound to accept the highest or indeed any offer.

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Disposal/Lease Plan



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