

FOR SALE/ MAY LET

Prime Development Opportunity

Prime City Centre Location

Potential for alternative use subject
to planning)

Schemes for Flats / Hotel / Student
Accommodation

NIA: 4,178 SqM / 44,972 SqFt

Rent: On Application

Price: On Application



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For Indicative Purposes Only

2-12 DUMBARTON ROAD, STIRLING, FK8 2LD

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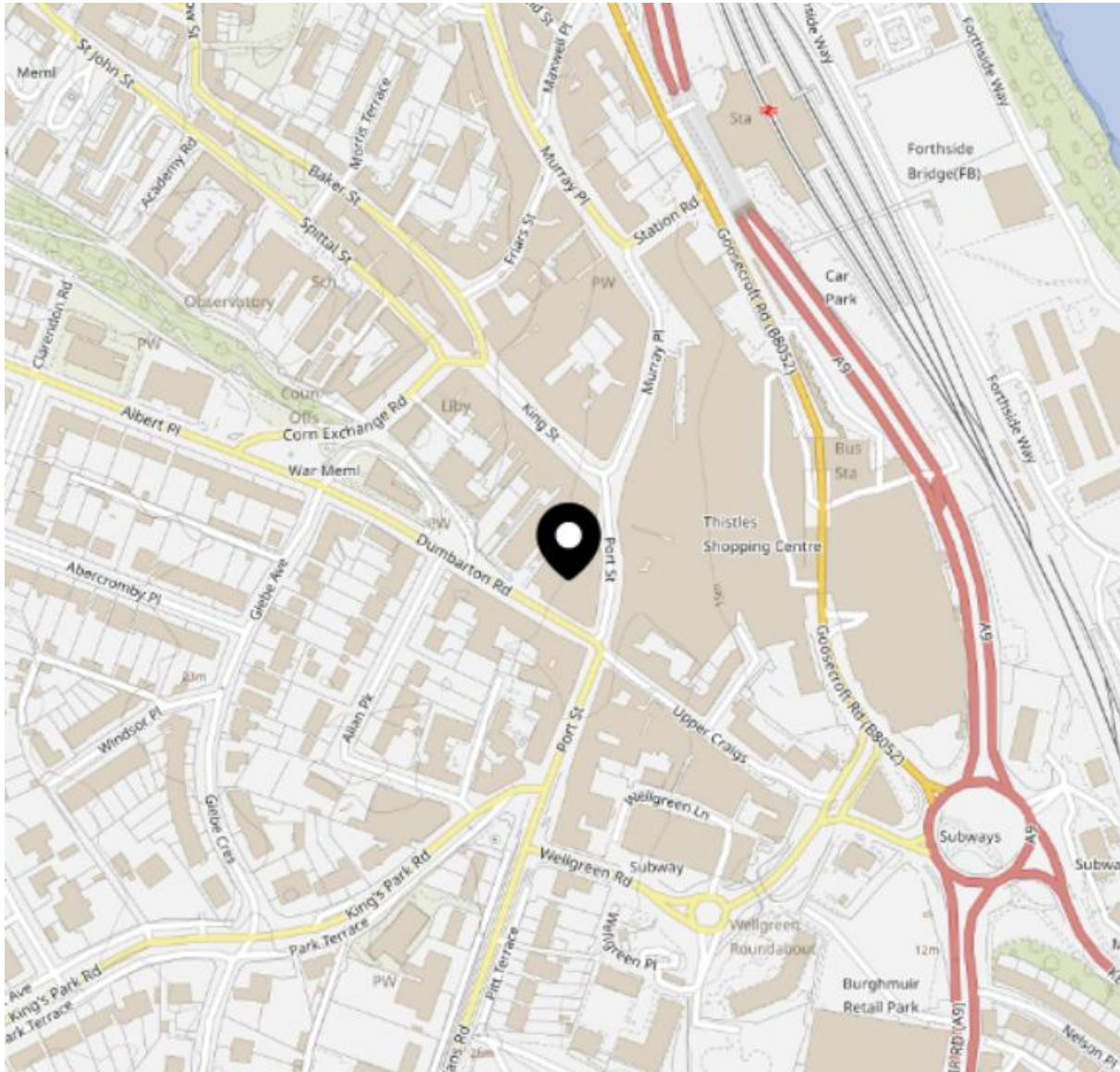
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Location

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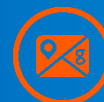
LOCATION

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.



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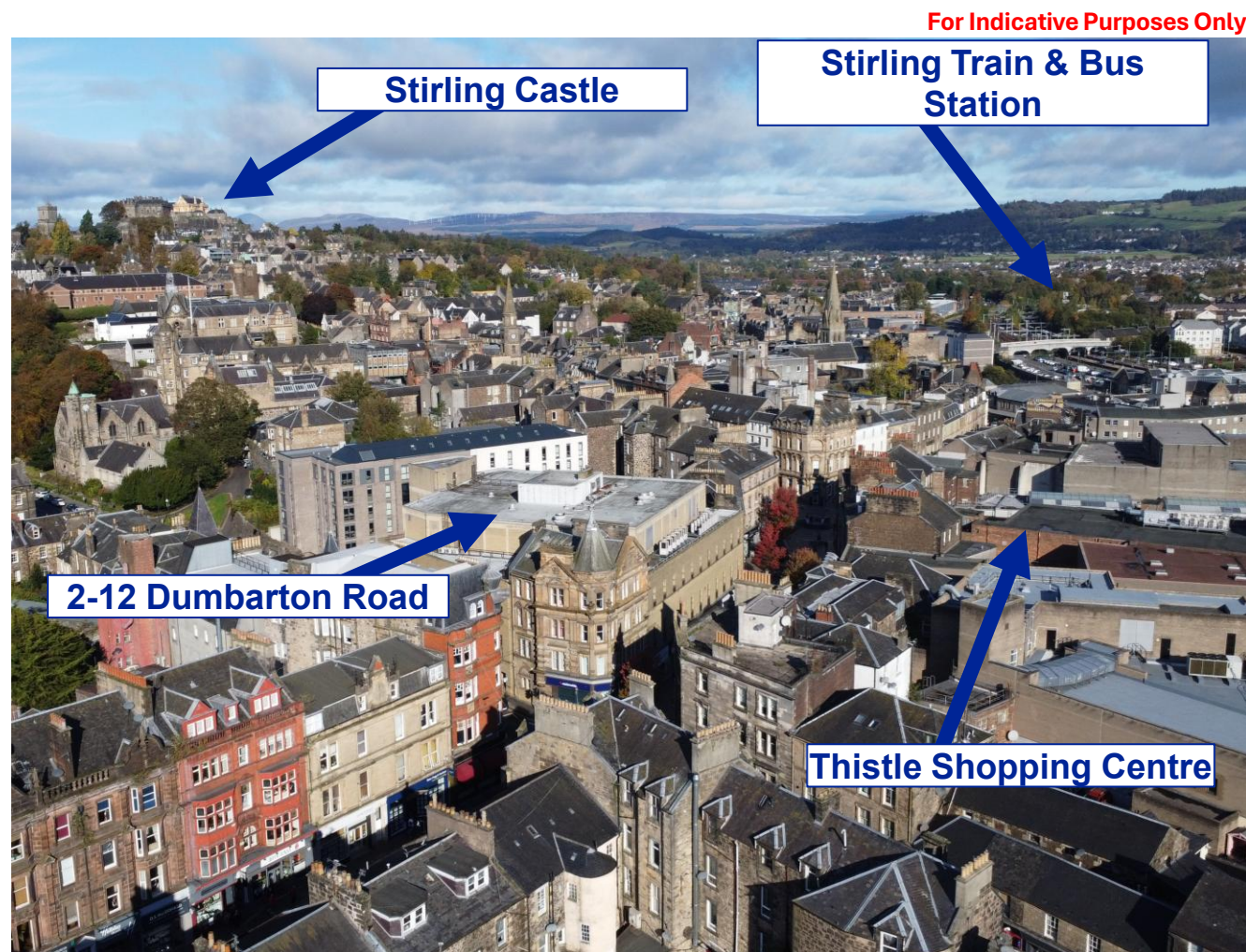


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Description

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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.

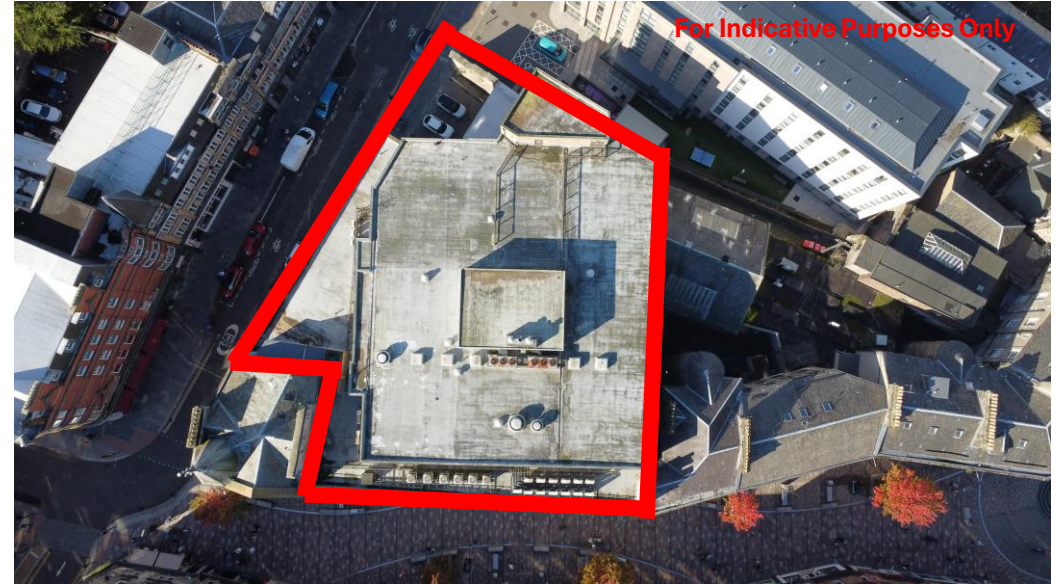
KEY FEATURES

- Floors 1 to 4: Office and Storage Use
- Prominent Port Street Frontage
- Rear Servicing Access via Dumbarton Road
- Suitable for Sub-Division
- **Floor Plans Available on Request**



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Existing Floor Plans

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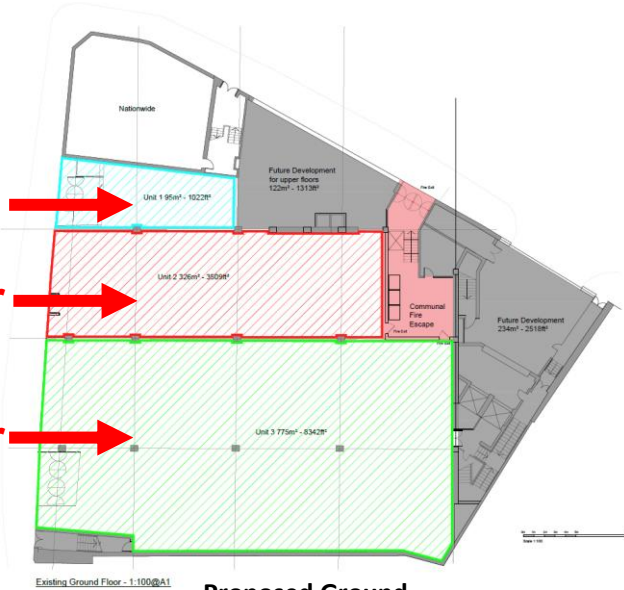
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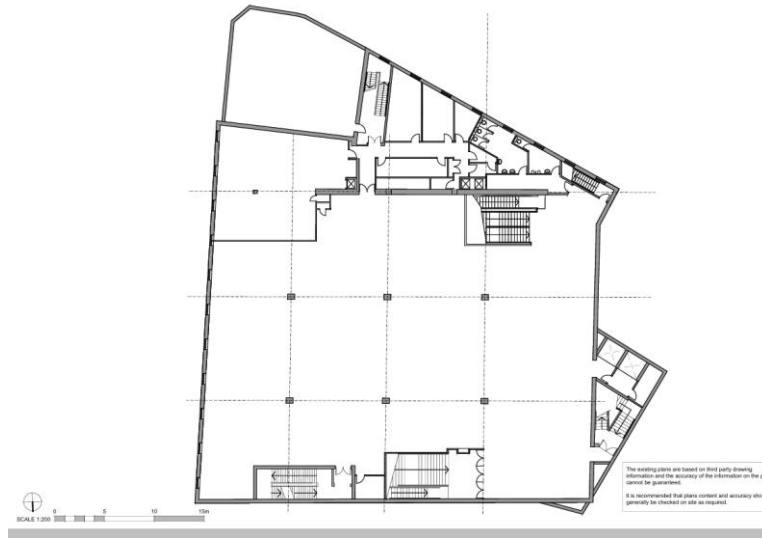
Under Offer



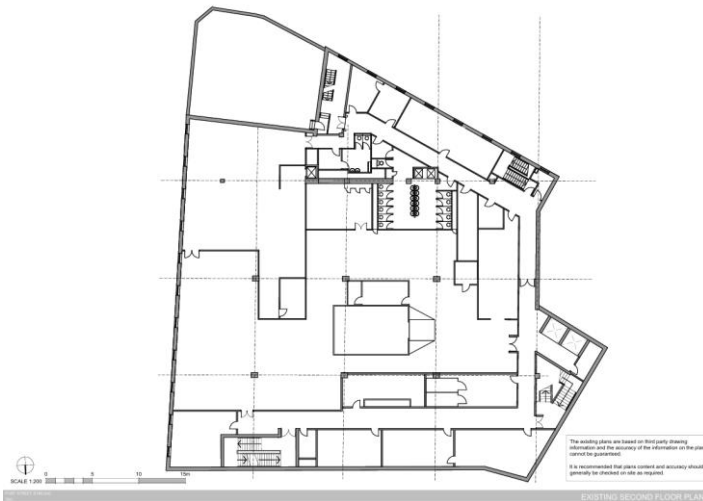
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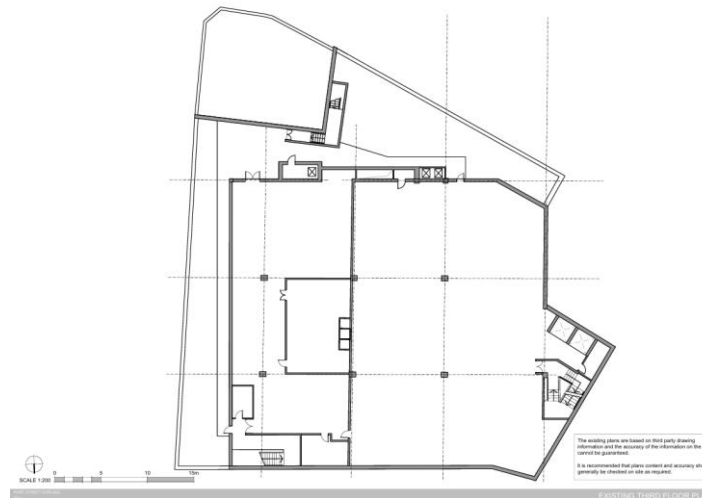
Proposed Ground Floor



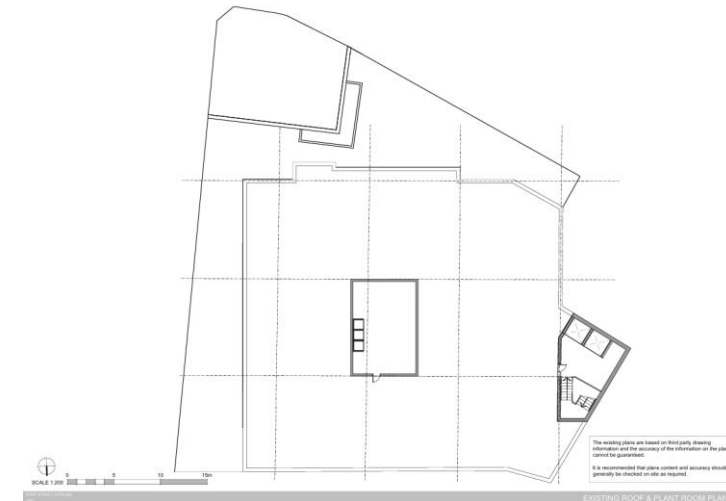
First Floor



Second Floor



Third Floor



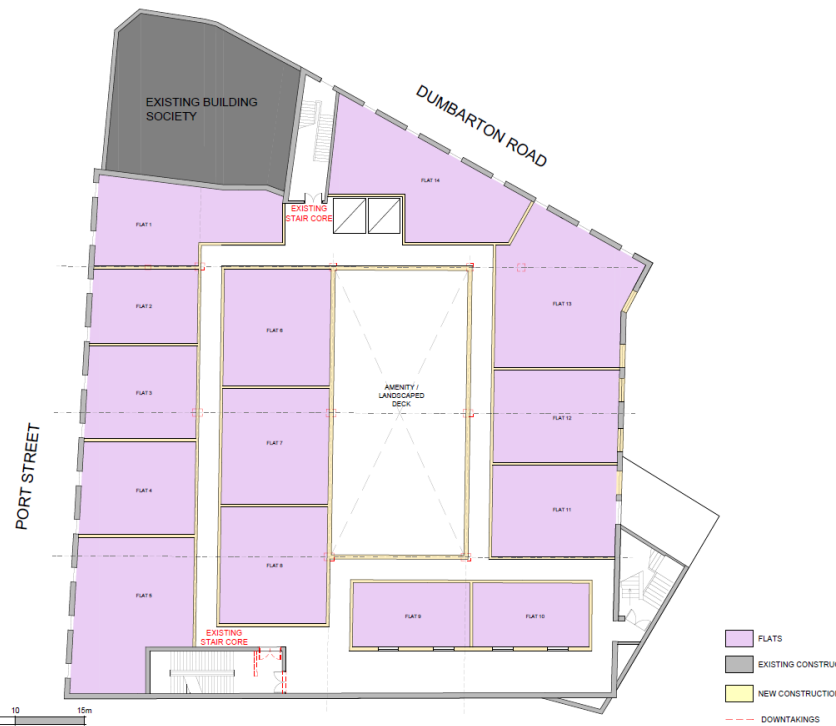
Fourth Floor



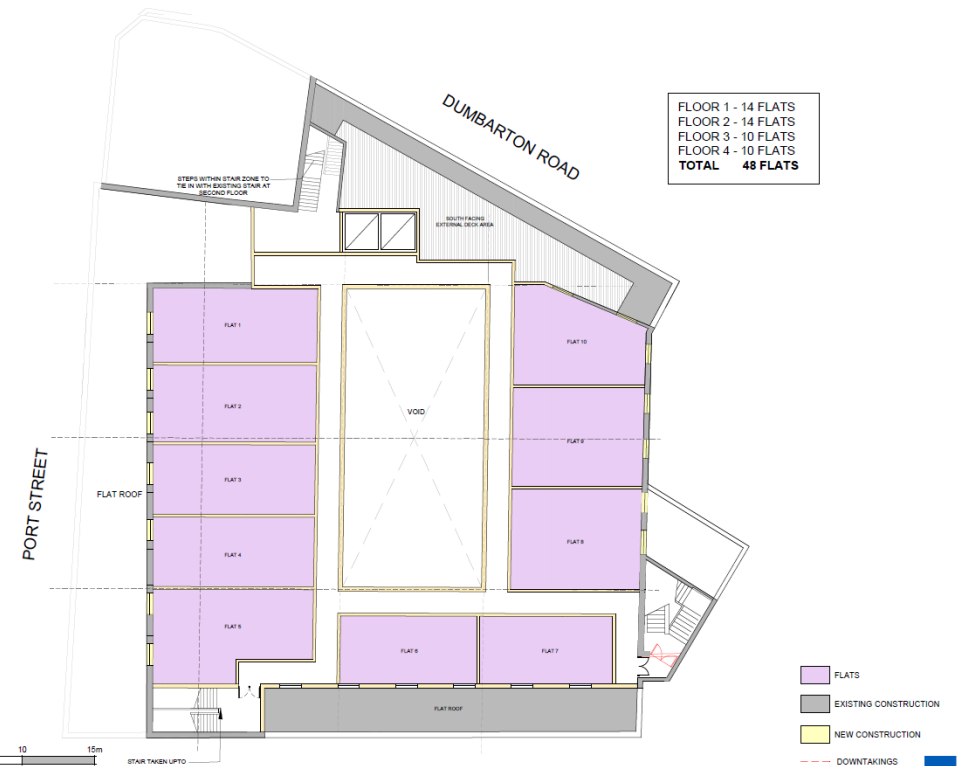
Proposed Scheme 1 – Flats

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First & Second Floor



Third & Fourth Floor

FLOOR 1 - 14 FLATS
FLOOR 2 - 14 FLATS
FLOOR 3 - 10 FLATS
FLOOR 4 - 10 FLATS
TOTAL 48 FLATS



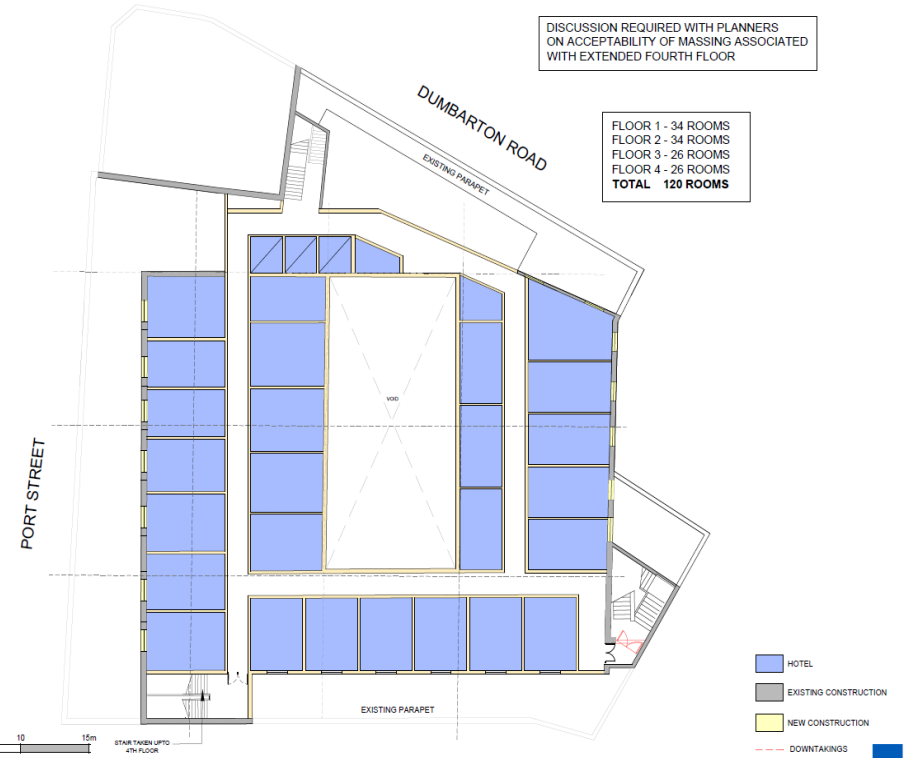
Proposed Scheme 2 – Hotel

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First & Second
Floor



Third & Forth
Floor



Proposed Scheme 3 – Student Accommodation

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First Floor



Second Floor



For Indicative Purposes Only





The Details

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ACCOMMODATION

ACCOMMODATION	SqM	SqFt
First Floor	1,495	16,092
Second Floor	1,483	15,963
Third Floor	1,095	11,786
Fourth Floor	105	1,130
TOTAL	4,178	44,972

The above floor areas have been calculated in accordance with the RICS Code of Measuring Practice (6th Edition).

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.

Please refer to the Scottish Assessors portal for further information www.saa.gov.uk.

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate is available upon request.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction. The ingoing purchaser/tenant will be responsible for any Land and Building Transaction Tax (LBTT) and Registration Dues, if applicable.

VAT

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

PLANNING

We understand that the property has planning consent for its existing use. The property may suit alternative uses subject to obtaining all necessary planning consents. We have provided potential scheme for re-development, however it is incumbent on any purchaser to carry out their own due diligence.



Get in Touch

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

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Britton Property

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 purchase, before the transaction can proceed.

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J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. Updated: November 2025