

FOR SALE



36,163 sq ft

Gross internal area (3,360 sq m)

3.223 acres

Site area

Heritable

Scottish equivalent of freehold

Offers over

£2,250,000

The Opportunity

A single storey bus depot with ancillary offices and bus washing facilities, standing on a secure site of over 3 acres on the east side of the A91 at Bannockburn, south of Stirling. For sale with vacant possession.

Key Features

- Steel portal frame warehouse with 7 vehicle inspection pits
- Eaves height 4.66m, apex 8.95m
- Roller and folding doors to almost the full width of the western elevation
- Office accommodation, canteens, locker rooms and welfare
- Two bus wash facilities (767 sq ft and 2,221 sq ft)
- Staff car park and secured bus parking
- Yard secured with steel palisade fencing
- Close links to the M9 and M80 via the A91

Location

Bannockburn lies south of Stirling, approximately 25 miles north-east of Glasgow, 36 miles north-west of Edinburgh and 38 miles south-west of Perth.

The property sits on the east side of the A91, which gives close access to the Scottish motorway network via the M9 and M80. Stirling railway station is about 3 miles to the north.

It adjoins Greenyards Garden Centre, and the wider area is predominantly residential and countryside.

Indicative Plan



Description

The main building is a double pitched warehouse of steel portal frame construction with brick elevations, concrete floors and a steel truss roof clad in sheet metal with translucent panels, lit by fluorescent strip lights. The front of the warehouse is a large open plan space, with a maintenance area to the rear containing 7 vehicle inspection pits, the two divided by sliding doors.

Rooms along the southern edge include a tyre store, toilets, canteen, electrician's room and locker room. The office element on the northern side provides office areas, staff canteen, managers' office, locker room and male and female toilets, finished with carpet and vinyl floors, plastered and painted walls and gas-fired radiators.

A bus wash area of 767 sq ft lies south-east of the main warehouse, and a detached 2,221 sq ft warehouse to the south serves as a bus wash centre.

Condition

Average internally and externally, commensurate with age and use as a bus depot. The property dates from the 1970s.

Location Map



Accommodation	Area
Total GIA	36,163 sq ft (3,360 sq m)
Bus wash area	767 sq ft
Detached bus wash centre	2,221 sq ft
Site area	3.223 acres

Tenure

Heritable (the Scottish equivalent of English freehold). Offers over £2,250,000 are invited. The property is sold with vacant possession.

Planning

Within the jurisdiction of Stirling Council and covered by the Stirling Local Development Plan (adopted 8 October 2018), with no specific designations. The property is not listed and is not in a conservation area.

Further Information

SEPA mapping indicates part of the western car park and yard is at medium risk of surface water flooding. An overground fuel tank is on site. No EPC has been located.

Viewings and Enquiries

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