

# FOR SALE

Re-Development  
Opportunity (Subject to  
Planning)

NIA: 147.44 SQM (1,587  
SQFT)

Office Accommodation

High Levels Of Passing  
Vehicular Traffic

Prominent Town Centre  
Location

**Offers Over: £210,000**



[CLICK HERE FOR VIDEO TOUR!](#)



## 5 VIEWFIELD PLACE, STIRLING, FK8 1NQ

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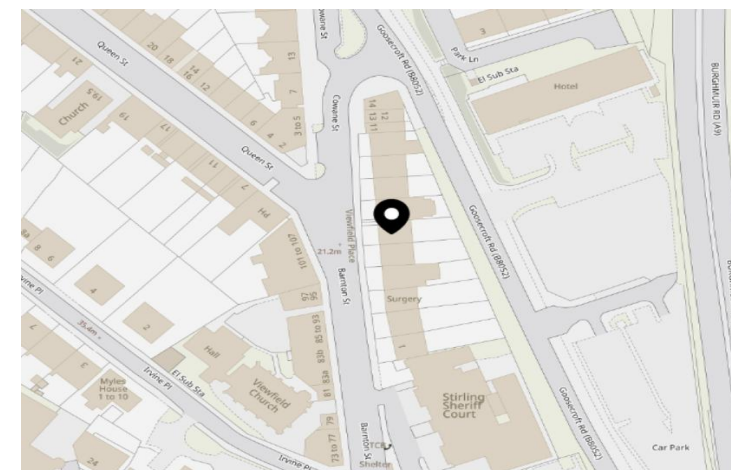




### LOCATION

Stirling is a city located in central Scotland. It lies approximately 37 miles north-west of Edinburgh and 26 miles Northeast of Glasgow. Stirling has excellent transport links across Scotland with frequent railway links to Edinburgh and Glasgow as well as the highlands. Stirling also provides excellent road connections via the M9, M80 and A9.

More specifically, the subjects are located on Viewfield Place, in close proximity to the junction with Queen Street. Viewfield Place carries steady levels of both vehicular and pedestrian traffic. The surrounding occupiers can be categorised as a mix of commercial and residential occupiers..



[\*\*CLICK HERE FOR LOCATION!\*\*](#)

### DESCRIPTION

The property consists of a mid-terraced building, arranged over basement, ground and first floor. The subjects are of stone construction, surmounted with a pitched roof overlaid in slate. Additionally, there is rear garden which can be accessed from both basement level and Goosecroft Road.

There is a single leaf entrance door leading to an inner hall, this leads to stairwell access to both the basement and first floor. The remainder of the ground floor space provides a main office area, private meeting room, kitchen, store and w/c.

The basement provides a main office area, two private offices, a small tea prep area, store and w/c.

Access to the rear garden is gained via double-leaf access door.

The first floor benefits from a lot of natural light and provides three offices, kitchen and w/c.

### ACCOMMODATION

|              | SqM           | SqFt         |
|--------------|---------------|--------------|
| Ground Floor | 55.19         | 594          |
| First Floor  | 62.35         | 672          |
| Basement     | 63.16         | 680          |
| <b>TOTAL</b> | <b>180.70</b> | <b>1,946</b> |

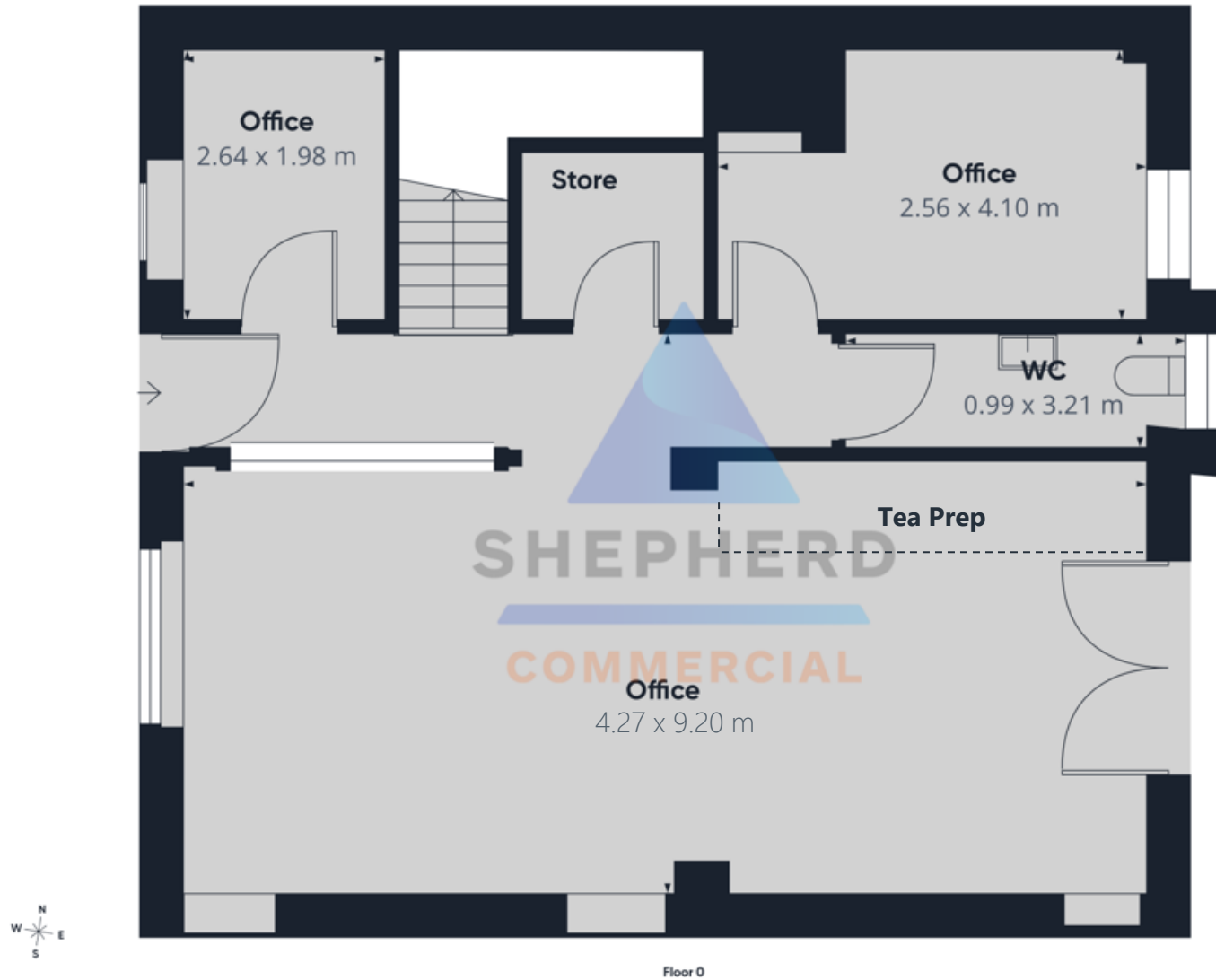
The above floor areas have been calculated on a Net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).





# Basement Floor Plan

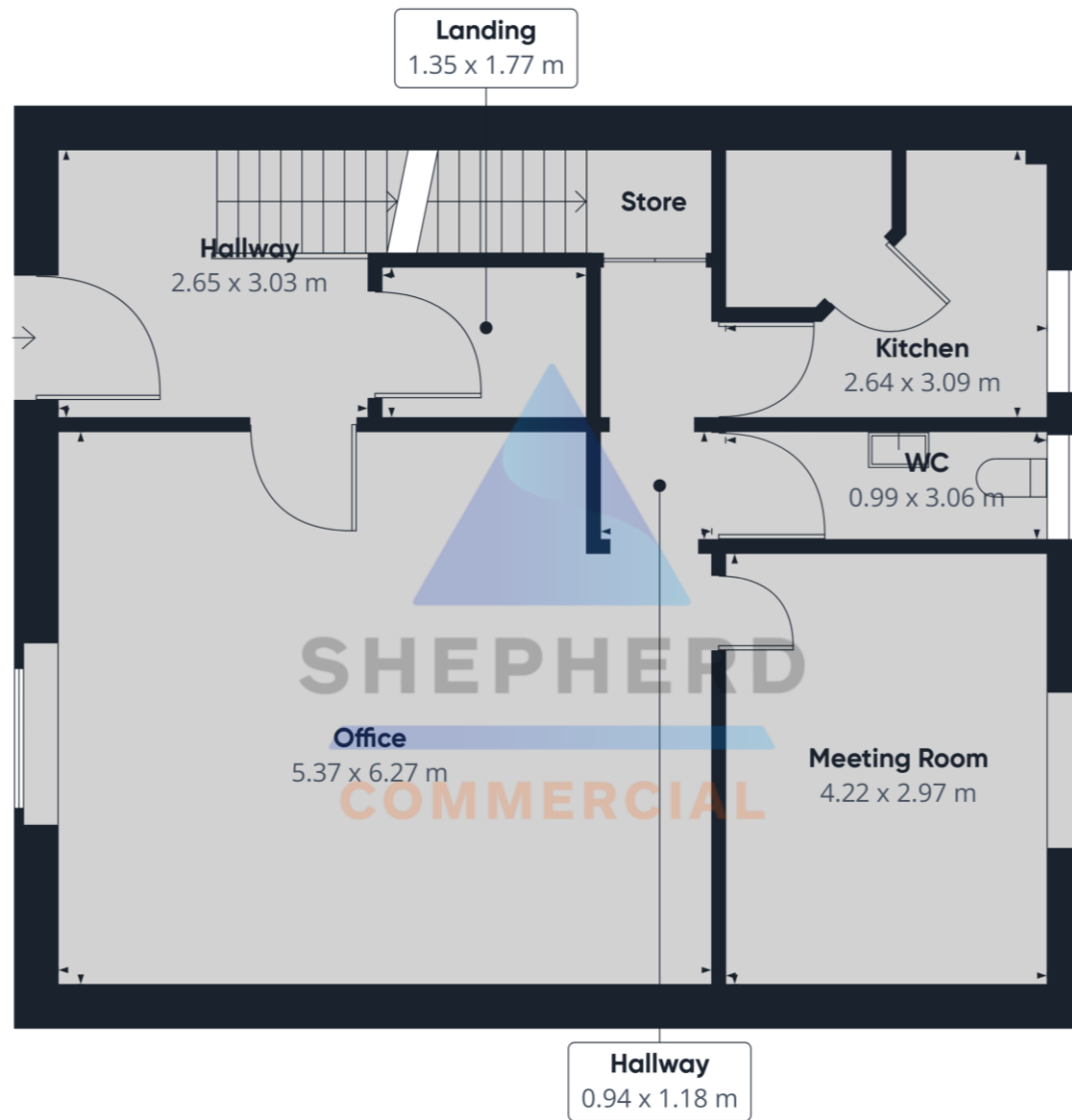
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# Ground Floor Plan

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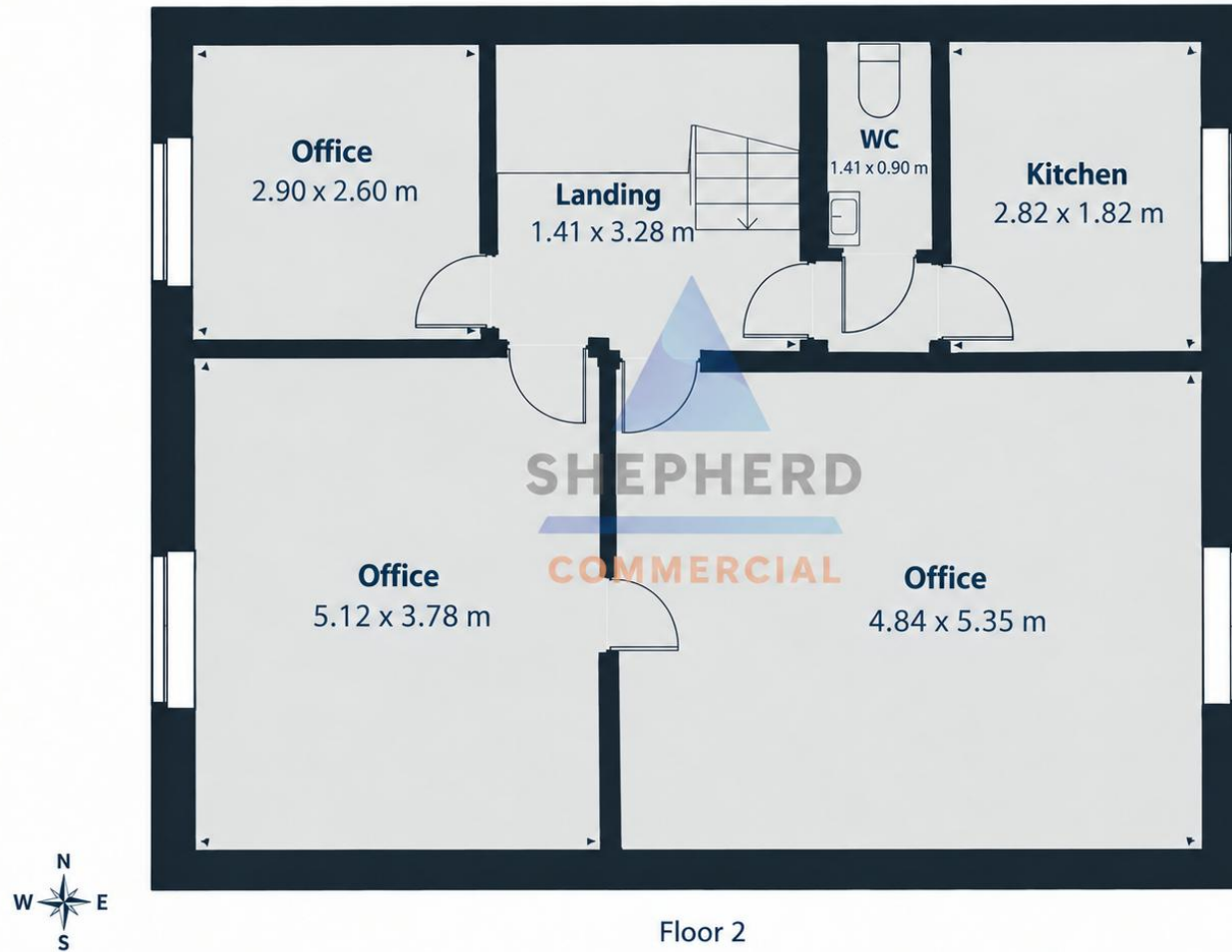


Floor 1



# First Floor Plan

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**5 VIEWFIELD PLACE,  
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## **SALE PRICE**

Our client is seeking Offers Over £210,000 for their heritable interest in the subjects.

## **PLANNING**

We understand that the property has Class 4 (Business) Planning Consent, all in Terms of the Town and Country Planning (Use Classes) (Scotland) Order 1997.

The property may suit alternative uses subject to obtaining all necessary planning consents. It will be incumbent upon any purchaser to satisfy themselves in this respect.

## **ENERGY PERFORMANCE CERTIFICATE**

The property has an energy performance rating F on the basement and first floor and rated E on the ground floor; 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.

## **RATEABLE VALUE**

The subjects are currently entered into the Valuation Roll at a rateable value that varies between each office unit as shown below:

5b Viewfield Place as £5,600.

5 Viewfield Place as £5,200.

5a Viewfield Place First Floor as £975.

5a Office 2 First Floor as £2,100.

5a Office 3 First Floor as £2,900.

The rate poundage for 2026/2027 is 48.1p to the pound.

## **VIEWING ARRANGEMENTS**

All viewing arrangements to be made via the sole selling agent.

## **Get in Touch**

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



**Alasdair McConnell**

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## **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. Oct 2026

