



# FOR SALE

## DEVELOPMENT SITE & OFFICE PREMISES

16 Bridge Street, Dollar, FK14 7DE

Development Opportunity in a Sought After Location, subject to planning

515.62 m<sup>2</sup> (5,550 ft<sup>2</sup>)

Total site area 0.04 hectares (0.11 acres)

Offers of £160,000 invited

## LOCATION

The subjects lie on the Northern side of Bridge Street (A91) within the heart of the Stirlingshire town of Dollar, having been constructed behind the main building line with vehicular access from West Burnside Lane.

The property lies within an area of mixed residential and commercial usage with nearby occupiers including Ocean Reef Bathrooms, Aemonn Wall & Co and the Bridge Street Kitchen.

Dollar itself comprises an established and relatively affluent town situated on the A91 between the towns of Tillicoultry to the west and Kinross to the east, approximately 10 miles to the north east of Stirling, the main administrative centre of the area.

The town is of a predominantly residential character with a mix of Local Authority and private housing stock and offers typical retail, educational and social facilities normally associated with a settlement of this size. The town is home to the private, Dollar Academy School which provides an important source of income for a number of local businesses.

## DESCRIPTION

The subjects comprise office and workshop premises arranged over the ground and first floors of a two storey building which is of stone and brick construction having a part rendered external finish. The main property is contained under a flat, felt clad roof while the single storey side projection has a mono pitched roof clad in profiled metal sheeting.

Vehicular access to the subjects is taken via a driveway from West Burnside Lane with timber entrance doors provided. Additional pedestrian access is available from Bridge Street.

At the present time the subjects are arranged at ground floor level to provide a reception area, main workshop, three storage areas, file store, crew room/kitchen and two toilet facilities. At first floor level the subjects provide a range of cellular and open plan office space together with a further kitchen and toilet facility. In addition a secondary workshop area is also located on the first floor.



## ACCOMMODATION

We calculate that the subjects extend to the following areas:-

Ground Floor – Gross Internal Area – 317.02 m<sup>2</sup> (3,412 ft<sup>2</sup>)  
First Floor – Gross Internal Area – 198.60 m<sup>2</sup> (2,138 ft<sup>2</sup>)  
Total – 515.62 m<sup>2</sup> (5,550 ft<sup>2</sup>)

## RATEABLE VALUE

Having regard to the Assessor's website we note that the subjects are entered in the current Valuation Roll at Rateable Value £9,300.

## PRICE

Offers of £160,000 are invited for the benefit of our client's absolute ownership.

The wood working machinery housed in the premises is also available to purchase through separate negotiations.

## EPC

A copy of the EPC can be made available on request however, the rating is 'E'.

## OFFERS

All offers should be submitted in strict Scottish legal form to this office:-

DM Hall LLP  
Unit 6A, The Courtyard  
Callendar Business Park  
Falkirk  
FK1 1XR

Telephone: 01324 628 321  
Fax: 01324 612 147  
Email: michael.mcintyre@dmhall.co.uk  
falkirkproperties@dmhall.co.uk

You are advised to notify your interest to this office in order to enable us to advise you in the event of a closing date being set.

## VAT

All figures quoted are exclusive of any VAT which may be chargeable.

We are advised that the property is not VAT elected and will not therefore attract VAT on any purchase price.

## DATE OF ENTRY

By agreement.

## DATE OF PUBLICATION

23 May 2017

## REFERENCE

ESA1285



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