

DM HALL

To Let

Retail/Office

39-43 Bank Street,
Alloa,
FK10 1HP



157.55 SQ M
1,696 SQ FT

Property Details

- Attractive retail/office premises
- Prominent town centre position
- Finished to a high standard throughout
- Potential to sub-divide

LOCATION:

The subjects are situated on the southern side of Bank Street, in close proximity to its junction with Stripehead, lying to the southwestern periphery of Alloa's main town centre.

Alloa itself forms an important town within Clackmannanshire lying on the northern banks of the River Forth astride the A907 road route. The town lies approximately 7 miles to the east of Stirling and some 5 miles northwest of Kincardine on Forth.

The town provides a variety of Local Authority and private housing stock having seen significant modern development undertaken during recent times. In addition, Alloa provides a typical range of retail, educational and local government facilities which serve the surrounding semi-rural hinterland.



Property Details

Alloa town centre provides accommodation for a range of national tenants including Boots, Argos and Greggs.

Occupiers in close proximity to the subjects themselves include Snax diner, Betavet veterinary practice and Perfection beauty.

The location of the subjects is shown on the appended plan.

DESCRIPTION:

The subjects comprise retail/office premises arranged over the ground floor of a mid-terraced, two storey property which we have assumed is of stone construction contained under a flat roof which we have assumed is clad in bitumen's felt or a similar type material

The retail frontage to Bank Street comprises double timber/glazed entrance doors together with a series of timber framed display windows. The entrance doors are electrically operated for DDA purposes.

Internally the subjects are arranged to provide a main office area together with a kitchen and two toilet facilities. Various private offices/meeting rooms have been formed within the main office, these sections being largely of demountable partitioning.

ACCOMMODATION & FLOOR AREAS :

The property has been measured in accordance with RICS Code of Measuring Practice - 6th Edition on a net internal basis and is as follows

Floor	SQ.M	SQ.FT
Ground floor	157.55	1,696

ENERGY PERFORMANCE:

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request.



Property Details

NON DOMESTIC RATES:

According to the Scottish Assessors' Association website, the subjects entered in the current valuation roll at Rateable Value £18,100 per annum.

PROPOSAL:

The subjects are available on normal full repairing and insuring terms for a period to be negotiated incorporating rent reviews at appropriate intervals.

Offers of £16,500 per annum exclusive are sought.

LEGAL COSTS:

Each party will be responsible for paying their own legal costs incurred in this transaction.

VAT:

All prices quoted are exclusive of VAT which maybe chargeable.

VIEWING ARRANGEMENTS:

Strictly by contacting the sole selling agents:-



Make an enquiry

Michael McIntyre
Michael.mcintyre@dmhall.co.uk

DM Hall Commercial Department
Unit 6a The Courtyard
Callendar Business Park, Falkirk, FK1 1XR

Juliet Robertson
Juliet.robertson@dmhall.co.uk



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