

# DM HALL

## For Sale /To Let

Retail/Class 1A  
Premises

Unit 4,  
39 Drysdale Street,  
Alloa,  
FK10 1JA



57.16 SQ M  
615 SQ FT

# Property Details

- Town centre retail premises
- Busy main road frontage
- Flexible internal layout
- Offers of £75,000 or £8,000 pax

## LOCATION:

The subjects occupy a busy town centre position on the southern side of Drysdale Street, immediately to the west of its junction with Alloa High Street, the town's principal commercial thoroughfare.

As such, the property enjoys an excellent secondary retailing position with nearby occupiers including Curry Central, The Alloa Advertiser and Mailers Solicitors.

Alloa itself forms an important town within Clackmannanshire lying on the northern banks of the River Forth lying astride the A907 road route. The town is situated approximately 7 miles to the east of Stirling and provides a typical range of retail, educational and associated facilities for the surrounding area.

## DESCRIPTION:

The subjects comprise retail premises arranged over the ground floor of a two-storey building which is assumed to be of rendered brick/block construction, contained under a pitched and tiled roof.

The property shares a covered entrance area with the adjoining unit, this having the benefit of outer roller security shutters.



# Property Details

Thereafter the property enjoys a modern retail frontage comprising an aluminium/glazed entrance door together with an aluminium framed display window.

Internally the subjects provide a main retail/office section, private office, kitchen and toilet facility.

## 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	51.16	615

## ENERGY PERFORMANCE:

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

## NON DOMESTIC RATES:

According to the Scottish Assessors' Association website, the subjects are noted to have a Rateable Value of £7,900

It should be noted under the terms of the Small Business Bonus Scheme, the property maybe eligible for 100% rates relief.

## PRICE:

Offers of £75,000 are invited for the benefit of our client's absolute ownership.

## LEASE TERMS:

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

## RENTAL:

Offers of £8,000 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/letting agents:-



## ANTI MONEY LAUNDERING:

Under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, DM Hall are legally required to complete due diligence on purchasers and vendors. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) shall be required to provide, as a minimum, proof of identity and residence and proof of funds for the purchase before the transaction can proceed.

# Make an enquiry

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**DM HALL**



Regulated by  
**RICS**

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