

# to let

## Prime Retail Unit



## 49 Shillinghill • Alloa • FK10 1JX

### Location

Alloa, with a population of around 19,000 persons, is the main town in Clackmannanshire, located 9 miles East of Stirling and 6 miles from the Kincardine Bridge, linking to the M9 and M8 motorway networks. The recently completed Alloa to Stirling rail link has increased the town's accessibility and is likely to lead to a boost in population.

The shop unit is located on Shillinghill, adjacent to the main bus stop and taxi rank for the town. Other tenants within the block include New Look, Brighthouse and Farmfoods, whilst nearby occupiers include stores for Asda, Aldi and Tesco, with numerous multiple traders in the town centre, such as Superdrug, Argos, Poundland, Boots, Iceland and M&Co.

The principal town centre car parks and bus stances are adjacent to the property.

### Description

The property comprises efficient and regular retail space extending to the following approximate dimensions and floor areas:

Internal width	11.87 m	38 ft 11 in
Depth	52.50 m	172 ft 3 in
Ground Floor (GIA)	619.85 sq m	6,672 sq ft

Plans available on request

### Lease Terms

Subject to obtaining vacant possession, an FRI lease, anticipated to be of a minimum 10 years duration is offered, subject to 5 yearly upward only rent reviews.

### Rent

£49,500 per annum, exclusive of rates, common charges and VAT.

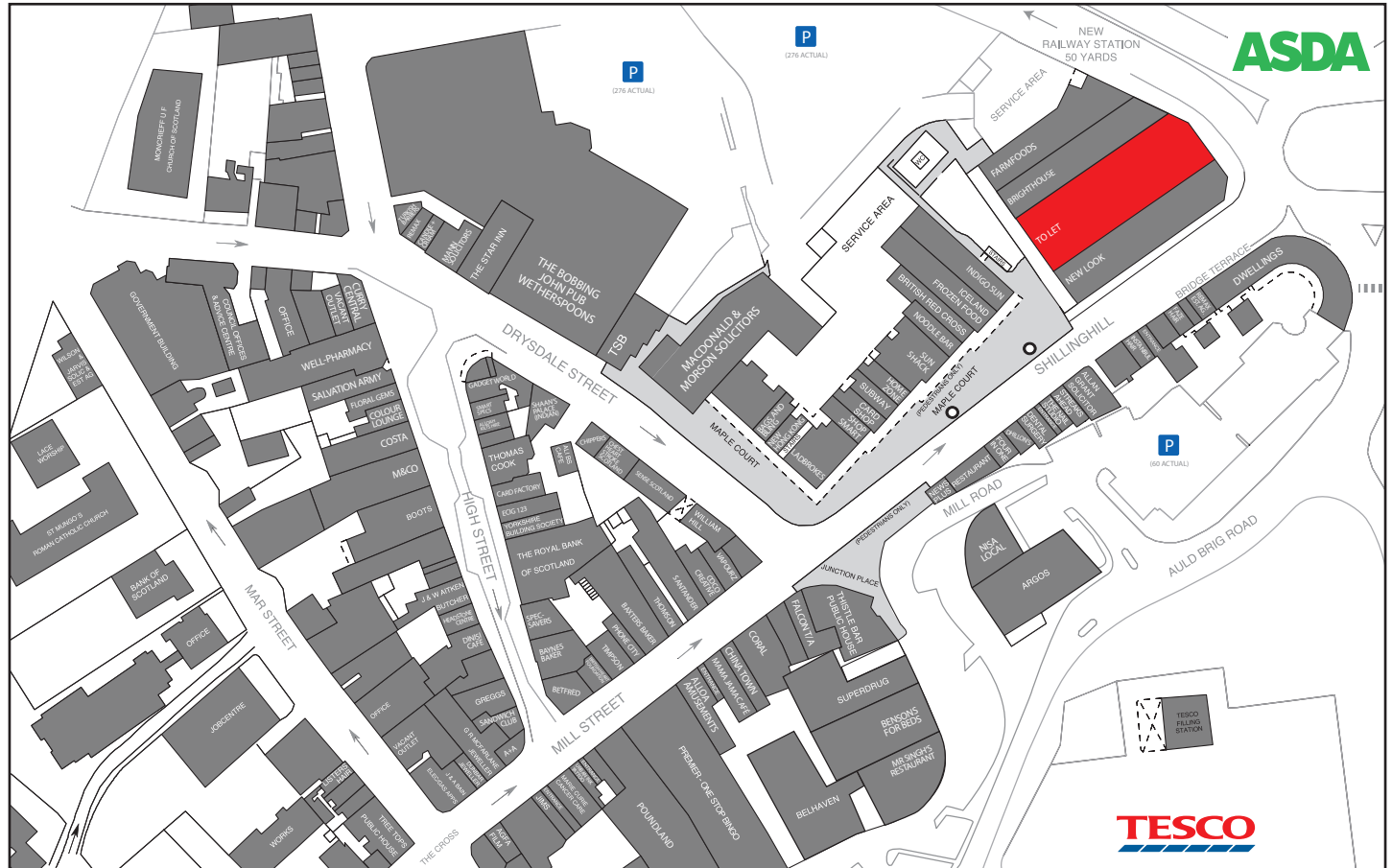


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#### Rates

The property is listed on the Assessor's website ([www.saa.gov.uk](http://www.saa.gov.uk)) with the following assessment:

Rateable Value (effective Apr 2017) £53,000 (under appeal)  
Poundage (2018/19) 48p  
Rates Payable £25,440

Incoming tenants have a right of appeal and are advised to verify these figures with the business rates section of Clackmannanshire Council:

47 Drysdale Street, Alloa, FK10 1JA  
Tel: 01259 450000  
Email: [contactcentre@clacks.gov.uk](mailto:contactcentre@clacks.gov.uk)

#### Legal Costs

Each party will be responsible for their own legal costs, however, the incoming tenant will be responsible for any registration fees and LBTT applicable, together with any VAT.

#### EPC

Rated G, certificate available on request

#### VAT

All rents are quoted exclusive of VAT at the prevailing rate.

#### Viewing and Further Information

By arrangement with the sole agent.

Chris Ditchfield



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