



**FALCONER**  
PROPERTY CONSULTANTS

## FOR SALE

Alva Motor Company, 54 East  
Stirling Street, Alva, FK12 5HA

### SHOWROOM, RETAIL OR WORKSHOP

- OFFERS OVER £220,000
- QUALIFIES FOR 100% RATES RELIEF
- PROMINENT RETAIL PITCH IN ALVA TOWN CENTRE
- LARGE YARD AREA
- SEPARATE SHOWROOM, OFFICE, WORKSHOP AND WASHBAY
- RETAIL OR ALTERNATIVE USE POSSIBLE
- RETIREMENT SALE



## LOCATION

Alva is a small town in Clackmannanshire, set in the Central Lowlands of Scotland. It is one of a number of towns situated immediately to the south of the Ochil Hills, collectively referred to as the Hillfoots Villages or simply The Hillfoots. It is located between Tillicoultry and Menstrie. Alva has a resident population in the region of 5,000 people.

The subjects are located on the northern side of East Stirling Street between its junctions with Norton Street and Croftshaw Road. Stirling Street forms the main arterial road through Alva and as such benefits from high levels of passing trade.



## DESCRIPTION

The subjects comprise a single storey car sales facility providing car showroom, workshop, valet/vehicle preparation area and sales office. To the rear of the property is a good sized surfaced yard and vehicle storage area whilst a forecourt area is provided at the front of the premises. The business has been established for a number of decades and is only for sale due to the current owners wish to retire.

The property is well suited for its existing use but would also be suitable for alternative uses to include retail, workshop / industrial or possible re-development (subject to appropriate planning permission).

## PLANNING

Our client has advised us that the property benefits from appropriate planning permission for its current use as a car showroom. All queries in relation to planning permission and use class of the subjects should be addressed to Clackmannanshire Council Planning Department.

## FLOOR AREAS

From sizes taken during our inspection we calculate the subject property, measured in accordance with the RICS Code of Measurement Practice (second edition, January 2018) to extend to the following approximate gross internal area (GIA):

Showroom:	268m <sup>2</sup> /2,885ft <sup>2</sup>
Workshop:	112.2m <sup>2</sup> /1,208ft <sup>2</sup>
Office:	32.5m <sup>2</sup> /350ft <sup>2</sup>
<b>TOTAL</b>	<b>412.7m<sup>2</sup>/4,443ft<sup>2</sup></b>

## PROPOSAL

Offers Over £220,000 are invited for the Heritable interest.

## EPC

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## CLOSING DATE

A closing date may be set and all interested parties should make a note of interest at the offices of the Sole Agent. We reserve the right to sell the property without setting a closing date and we are not obliged to accept the highest or indeed any offer for the sale of the property.

## VAT

All prices, premiums and rents quoted are exclusive of VAT.

## RATING

The Rateable Value of the property is £10,900 and £4,000. The combined Rateable Value is below £15,000 and as such qualifying businesses can benefit from 100% rates relief. Please contact local rating office for further information.



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## VIEWING AND FURTHER INFORMATION

Strictly by appointment through the Sole Letting Agent:

Sandy Falconer BSc (Hons) MSc MRICS

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