



**FALCONER**  
PROPERTY CONSULTANTS

# TO LET

13 Mill Street, Alloa,  
FK10 1DT

## RETAIL UNIT

- LEASE FROM £9,000 PER ANNUM
- 454 FT<sup>2</sup>
- LARGE GLAZED FRONTAGE
- 100% RATES RELIEF (SUBJECT TO QUALIFICATION)
- ON STREET PARKING
- HIGH LEVELS OF PASSING TRADE



## LOCATION

Alloa is the third largest town within Central Scotland with a resident population of approximately 19,000 people and an estimated further catchment in the region of 50,000 people.

Alloa is located approximately 9 miles east of Stirling and 6 miles north of the Kincardine Bridge, and has excellent transport links to both Edinburgh and Glasgow.

The subjects are located on the Northern side of Mill Street near to its joining with Bank Street.



## DESCRIPTION

The subjects comprise a ground floor retail unit contained within a two storey building surmounted by a pitched and slated roof.

Internally the property benefits from a front retail area, rear storage, w.c and office.

## PROPOSAL

Lease from £9,000 per annum for a new FRI lease.

## RATING

Rateable value £4,950.

## 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 net internal area (NIA):

42.16m<sup>2</sup>/454ft<sup>2</sup>

## PLANNING

All queries in relation to redevelopment/reconfiguration of the subjects should be addressed to Clackmannanshire Council Planning Department.

## EPC

A copy of the EPC will be available upon request.

## 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 let the property without setting a closing date and we are not obliged to accept the highest or indeed any offer for the lease of the property.

## VAT

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



## VIEWING AND FURTHER INFORMATION

Strictly by appointment through the Sole Agent:

Sandy Falconer BSc (Hons) MSc MRICS

STIRLING 01786 234 000

PERTH 01738 230 200

EMAIL [info@falconerproperty.co.uk](mailto:info@falconerproperty.co.uk)

[www.falconerproperty.co.uk](http://www.falconerproperty.co.uk)

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