



FALCONER

PROPERTY CONSULTANTS

**28 MILL STREET
ALLOA
FK10 1DY**

TO LET

- LEASE FROM £7,950 PER ANNUM
- FULLY FITTED SALON
- 385 FT²
- ON STREET PARKING
- PRIME RETAIL UNIT
- MOVE IN CONDITION
- 100% RATES RELIEF (SUBJECT TO QUALIFICATION)

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 Southern side of Mill Street near to its junction with Candleriggs.

DESCRIPTION

The subjects comprise a ground floor retail unit contained within a three storey building of stone construction.

Internally the property provides an open plan front retail area with rear tea prep area and w.c.

The shop is currently utilised as a fully fitted hair salon which has been trading well for over 10 years. The shop currently provides 6 styling chairs, two backwash stations and reception desk.

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):

35.72m²/385ft²



PLANNING

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

RATING

Rateable value £5,500.

PROPOSAL

Lease from £7,950 per annum

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 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.





DISCLAIMER

Falconer Property Consultants for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars and plan are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact must satisfy themselves by inspection or otherwise as to the correctness of each of them: (iii) no person in the employment of Falconer Property Consultants has any authority to make or give any representation or warranty whatever in relation to this property: (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. Published June 2022.



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**VIEWINGS
AND
FURTHER
INFORMATION**

Strictly by appointment through the Sole Agent:

SANDY FALCONER

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