



FALCONER

PROPERTY CONSULTANTS

**3 FOUNTAIN ROAD
BRIDGE OF ALLAN
FK9 4EX**

TO LET

- LEASE FROM £28,000 PER ANNUM
- CONVENIENCE STORE / RETAIL UNIT
- 2,293 SQFT
- FREE ON STREET PARKING
- SUITABLE FOR A VARIETY OF USES
- HIGH LEVELS OF PASSING TRADE
- LANDLORD MAY CONSIDER
SUBDIVIDING



LOCATION

Bridge of Allan is a town in the Stirling council area in Scotland, just north of the city of Stirling. It lies on the Allan Water, a northern tributary of the River Forth, built largely on the well-wooded slopes of the Westerton and Airthrey estates, sheltered by the Ochil Hills from the north and east winds.

Most of the town is to the east of the river; the bridge is part of the A9, Scotland's longest road, while the railway line and the M9 pass to the west of the river. Bridge of Allan railway station is on the Edinburgh to Dunblane Line.

The subjects are located on the eastern side of Fountain Road between its junctions with Henderson Street and Keir Street.

DESCRIPTION

The subjects comprise a ground floor retail unit contained within a single storey building of brick construction surmounted by a pitched and slated roof.

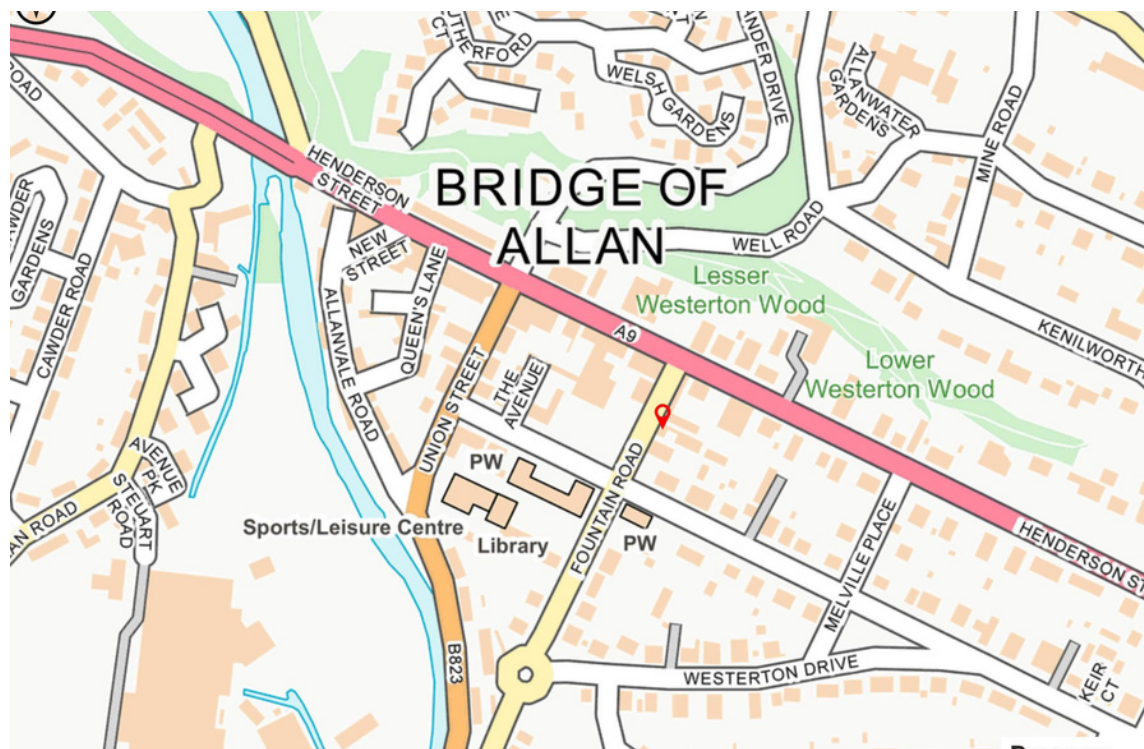
Internally the premises has been fitted out as a convenience store with a post office counter. To the rear of the property there is a tea prep area, office, w.c's and storage rooms.

The post office have expressed interest that they would be happy to continue trading from part of the property.

The property is currently configured as a single unit however it would lend itself to subdivision if required.

PROPOSAL

Lease from £28,000 per annum for a new FRI lease.



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):

213.03m²/2,293ft²

PLANNING

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

RATING

Rateable value £17,000.

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 or let the property without setting a closing date and we are not obliged to accept the highest or indeed any offer for the sale or lease 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 February 2023.



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**VIEWINGS
AND
FURTHER
INFORMATION**

Strictly by appointment through the Sole Agent:

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