



FALCONER

PROPERTY CONSULTANTS

**3 TRON COURT,
TULLIBODY
FK10 2PS**

TO LET

- £750 PER CALENDAR MONTH
- 557FT²
- BUSY RESIDENTIAL LOCATION
- READY FOR IMMEDIATE OCCUPATION
- INCENTIVES AVAILABLE
- 100% RATES RELIEF (SUBJECT TO QUALIFICATION)

LOCATION

Tullibody is a town set in the Central Lowlands of Scotland. It lies north of the River Forth near to the foot of the Ochil Hills within the Forth Valley. The town is 1.8 miles south-west of Alva, 1.8 miles north-west of Alloa and 4.0 miles east-northeast of Stirling. The town is part of the Clackmannanshire council area.

According to a 2012 estimate the population of Tullibody is approximately 8,710 or 9,530 residents including the area of Cambus.

The subjects are located on Tron Court which forms a good pedestrianised secondary retail pitch.

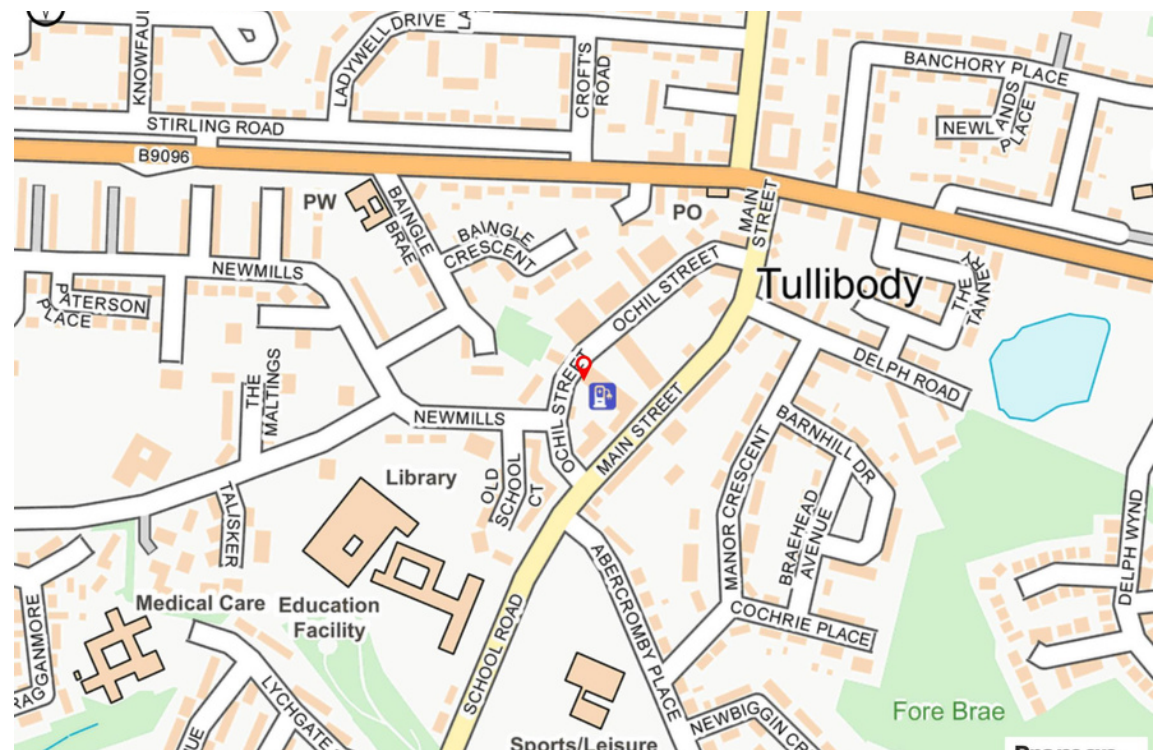
DESCRIPTION

The subjects comprise a ground floor mid terraced café/take away contained within a single storey building with large glazed display window, roller shutter and covered canopy. Rear parking, loading and store area.

Internally, the subjects have most recently been utilised as a bakery/ take away but we understand were historically utilised as a café. The accommodation provides good sized open plan front serving area and kitchen with electric range cooker. To the rear of the property is a further prep room and staff w.c.

PROPOSAL

Lease from £9,000 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 gross internal area (GIA):

51.8m²/557ft²

PLANNING

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

RATING

Rateable value £6,400.

EPC

G.

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 September 2023.



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**VIEWINGS
AND
FURTHER
INFORMATION**

Strictly by appointment through the Sole Agent:

SANDY FALCONER

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