



FALCONER

PROPERTY CONSULTANTS

**13-14 MAPLE COURT,
35 SHILLINGHILL,
ALLOA
FK10 1JX**

TO LET

- LEASE FROM £19,000 PER ANNUM
- 1,748 FT²
- PRIME TOWN CENTRE LOCATION
- GOOD LEVELS OF NEARBY PARKING
- HIGH LEVELS OF PASSING TRADE
- INCENTIVES AVAILABLE
- MAY CONSIDER SUB-DIVISION



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 Shillinghill between its junctions with Drysdale Road and Shillinghill Roundabout.

DESCRIPTION

The subjects comprise a ground floor retail unit within a parade of similar units. The property benefits from a large double windowed frontage with glazed entrance door.

Internally, the subjects provide a large open plan retail area, disabled w.c. and store.

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):

162.4m²/1,748ft²



PROPOSAL

Lease from £19,000 per annum for a new FRI lease.

RATING

Rateable value £20,250.

PLANNING

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

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/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 2025.



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**VIEWINGS
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**

www.falconerproperty.co.uk