



FALCONER

PROPERTY CONSULTANTS

**UNIT 3, 90A
HENDERSON STREET,
BRIDGE OF ALLAN
FK9 4HA**

TO LET

- LEASE FROM £14,000 PER ANNUM
- 1,215 FT²
- SELF CONTAINED OFFICE/STUDIO
- PRIME LOCATION
- 4 PRIVATE PARKING SPACES
- SUITABLE FOR A VARIETY OF
USES



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 wellwooded 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 southern side of Henderson Street close to its junction with Fountain Road. Henderson Street forms the main arterial road through the town leading to Stirling and as such benefits from a high level of passing trade.

DESCRIPTION

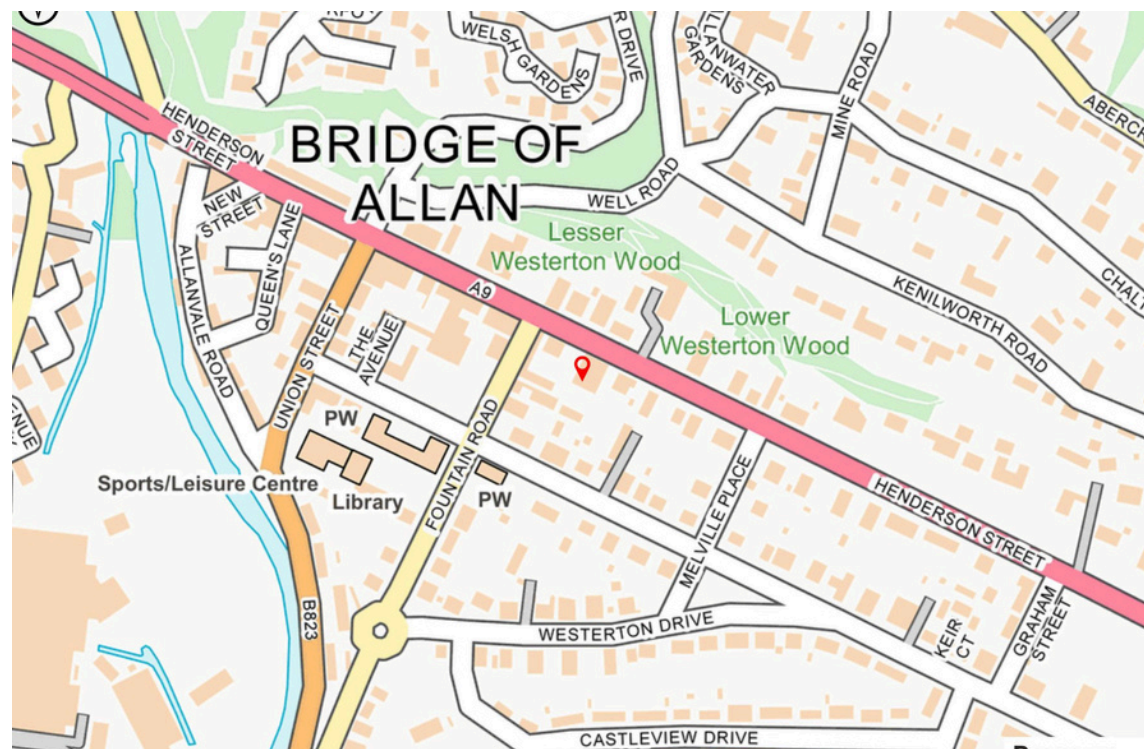
The subjects comprise a semi detached single storey office building. The property benefits from a private access located to the rear of Henderson Street.

Internally the property provides 3 office/studio rooms, kitchen and 2 w.c facilities. The property would be suitable for use as an office or potentially other uses such as a studio or healthcare business (Subject to planning).

The property also benefits from 4 private parking spaces to the rear.

PROPOSAL

Lease from £14,000 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):

112.9m²/1,215ft²

RATING

The unit requires to be reassessed, please contact the local rating office for further details.

PLANNING

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

EPC

A copy of the EPC is 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/lease of the property.

VAT

N/A.





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 July 2025.



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**VIEWINGS
AND
FURTHER
INFORMATION**

Strictly by appointment through the Sole Agent:

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