

# Unit 1, 44 Tullibody Road



Retail



## ALLOA FK10 2LX

**TO  
LET**

- Modern Retail Unit
- Situated Adjacent to Co-op Store
- Extending to 65.6 sq.m/706 sq.ft
- Suitable for Alternative Uses (Subject to Planning)

# Unit 1, 44 Tullibody Road ALLOA

## LOCATION:

Alloa is an expanding, predominantly residential town situated about 7 miles east of Stirling and provides excellent transport links by road and rail to all major business centres throughout the Country. Alloa has a resident population of approximately 19,000 persons and is the administrative centre of Clackmannanshire Council.

The subjects are located on Tullibody Road, a busy main thoroughfare leading to Alloa Town Centre and within a popular residential area.

The Ordnance Survey plans, which are for identification purposes only, show the exact location.

## DESCRIPTION:

The subjects comprise a modern single storey Retail Unit of concrete block construction with rendered walls and a pitched roof covered in concrete tiles.

The premises benefit from an excellent display window and internally provide an Open Plan area to the front, with Kitchen, Store and Toilet to the rear.

We estimate the subjects extend to the following approximate net internal area:

Ground Floor 65.6sq.m/706sq.ft or thereby.

## LEASE TERMS:

Our clients are offering a new Full Repairing and Insuring lease with flexible terms at an initial annual rental of £10,000.

## RATEABLE VALUE:

According to the Scottish Assessors Association website, the subjects are entered in to the valuation roll as follows:

Rateable Value - £9,000

The incoming tenant may qualify for Small Business Relief up to 100%.

## VAT:

All prices, rents, premiums etc. are quoted exclusive of VAT.

## ENTRY:

Early entry is available.

## EPC:

A copy of the Energy Performance Certificate for the property is available on request.

# TO LET Retail



## VIEWING & FURTHER INFORMATION

Strictly by appointment through Messrs Graham + Sibbald

Andrew Peel - Tel: 01786 463 111  
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Tony Barclay - Tel: 0141 332 1194  
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## CONTACT

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## Edinburgh

0131 225 1559

## Falkirk

01324 638377

## Glasgow

0141 332 1194

## Hamilton

01698 422500

## Inverness

01463 236977

## Kilmarnock

01563 528000

## Kirkcaldy

01592 266211

## Paisley

0141 889 3251

## Perth

01738 445733

## St Andrews

01334 476 210

## Stirling

01786 463111

## Weybridge

07831 353 572

## IMPORTANT NOTICE:

Please read carefully

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
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3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. A list of Partners can be obtained from any of our offices.

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