

FOR SALE
RETAIL AND RESIDENTIAL OPPORTUNITY



**12 & 14 Main Street,
Tullibody, FK10 2PY**

- Rarely available opportunity
- Excellent levels of nearby parking
- Situated in prominent location on busy thoroughfare
- Offers in the region of £190,000

LOCATION

Tullibody is a large residential village, with a population of approximately 9,000 persons. The village lies around 1 mile northwest of Alloa, which forms the main administrative centre for Clackmannanshire Council. Stirling is located approximately 5 miles to the west.

The subjects are situated on the west side of Main Street, which comprises a mix of residential and commercial occupiers. Nearby commercial occupiers include Coop, Boots Pharmacy, Betfred and a variety of independent traders.

DESCRIPTION

The subjects comprise a two-storey building of cavity brick construction, with a pitched roof clad with tiles. The ground floor retail premises are attractively fitted/finished for their current use as a Florist, with the accommodation providing an open plan sales area, with storage and w/c to the rear. The shop also benefits from two external storage areas.

The residential property is attractively finished and provides: Two Bedrooms, Open Plan Kitchen/Livingroom, Modern Bathroom and good Storage Space. The loft space is also partially floored. The flat is accessed via an external staircase from the decked garden area at the rear of the building.



According to our calculations, the subjects extend to the following approximate net internal areas:

	Sq. M.	Sq. Ft.
12 Main Street	60.38	649
14 Main Street	51.06	550

PRICE

Offers in the region of £190,000 are invited for the purchase of our client's heritable interest in the subjects.

Offers for fixtures, fittings, equipment and goodwill of an established business with a loyal customer base can be considered on separate negotiation.

RATING

According to the Scottish Assessors Association website, 14 Main Street is entered in the current valuation role as follows:

Rateable Value: £4,650

Subject to meeting relevant criteria, the incoming occupier may be eligible to claim 100% rates relief under the Small Business Bonus Scheme.

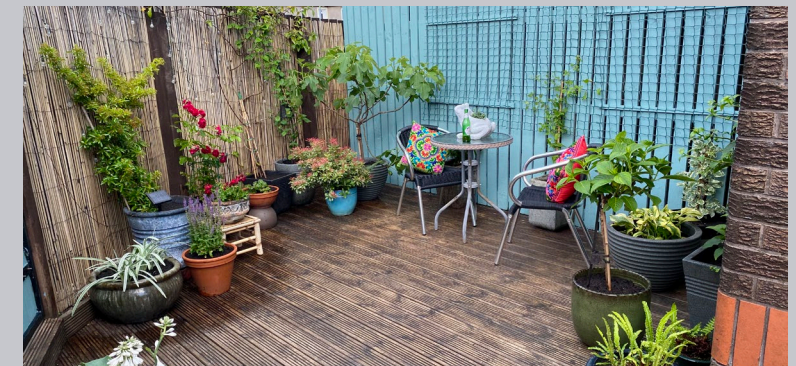
We understand 12 Main Street comes under council tax band B.

VAT

We understand the property is not opted for VAT.

EPC

An EPC has been undertaken and is available on request.



To arrange a viewing please contact:



ANDREW PEEL
Surveyor
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07803 896 976



CONAL PHILLIBEN
Commercial Property Agent
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IMPORTANT NOTICE

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.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
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. Date Published: May 2026

ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.