



## TO LET

42 MILL STREET  
ALLOA  
FK10 1DY

- Highly visible retail unit.
- Busy main road/town centre position.
- Offers of £6,500 per annum.
- Immediate entry available.

**LOCATION:**

The subjects occupy a very prominent position at the southern end of Alloa's High Street, being situated within the heart of the towns commercial centre.

Alloa itself forms an important town within Clackmannanshire lying on the northern banks of the River Forth astride the A907 road route. The town lies approximately 7 miles to the east of Stirling and some 5 miles northwest of Kincardine on Forth.

The town provides a variety of Local Authority and private housing stock having seen significant modern development undertaken during recent times. In addition, Alloa provides a typical range of retail, educational and local government facilities which serve the surrounding semi rural hinterland.

Alloa town centre provides accommodation for a range of national tenants including Boots, Argos and Greggs.

Occupiers in close proximity to the subjects themselves include Pound Land, Premier Bingo and Timpson's.

The location of the subjects is shown on the appended plan.

**DESCRIPTION:**

The subjects comprise a ground floor retail unit, contained within a mid-terraced, 2-storey building which is of stone construction, contained under a pitched and slated roof.

The property has been extended to the rear, these projections being part 2 storey and part single storey in height of rendered brick/stone construction, contained under flat and mono pitched roofs clad in bituminous felt.

The property has the benefit of traditional trade frontages comprising a timber/glazed entrance door and timber framed display window.

The subjects also benefit from a rear external area which can be accessed via a common close or through the property.

42 Mill Street provides a front retail area, mid storage area and rear store/kitchen section.

**ACCOMMODATION:**

We calculate that the subjects provide the following net internal area:-

41.76 sq.m. (450 sq.ft.)

**RATEABLE VALUE:**

Having regard to the Scottish Assessor's website we note that the subjects are entered in the current Valuation Roll as undernoted:-

£6,100

Given the rateable value of the property, eligible businesses will benefit from 100% rates relief.

**LEASE TERM:**

The subjects are offered on normal full repairing and insuring terms for a period to be negotiated incorporating rent reviews at appropriate intervals.

**RENTAL:**

Offers of £6,500 pa invited.

**OFFERS/****FURTHER INFORMATION:**

All offers should be submitted in strict Scottish legal form to this office:-

DM Hall LLP

Unit 6a The Courtyard  
Callendar Business Park  
Falkirk  
FK1 1XR

Tel: 01324 628321

E-mail: michael.mcintyre@dmhall.co.uk  
helana.clarkson@dmhall.co.uk

You are advised to notify your interest to this office in order to enable us to advise you in the event of a closing date being set.

**VAT:**

No VAT is chargeable on the rent.

**ENTRY:**

By agreement.

**VIEWING:**

Strictly by appointment through the sole letting agents.

**EPC:**

A copy of the EPC can be made available on request however, the ratings are as follows:

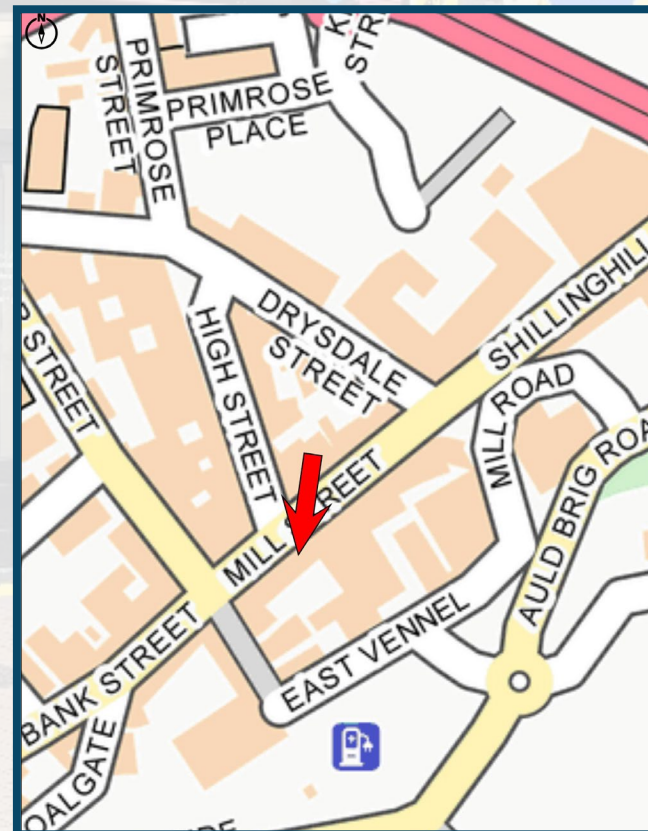
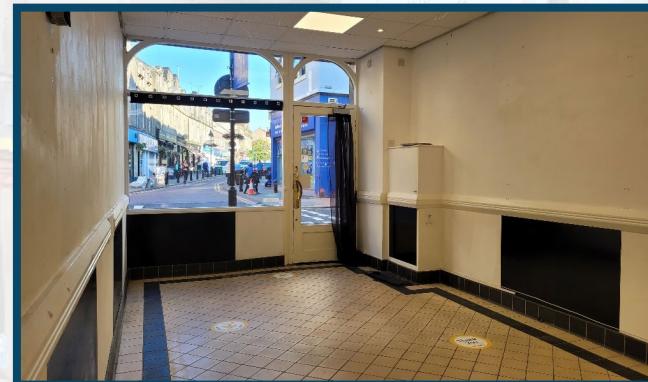
42 Mill Street is G (144)

**LEGAL COSTS:**

Each party will be responsible for the payment of their own legal costs. Any incoming tenant will be responsible for the payment of any LBTT, registration dues and VAT incurred.

RefESA2987

Date of publication: May 2023

**IMPORTANT NOTE**

DM Hall for themselves and for the vendors or lessors of this property, whose agents they are, give notice that:

- (i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.
- (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- (iii) No person in the employment of DM Hall has any authority to make or give any representation or warrant whatever in relation to the property.
- (iv) All prices, premiums and rents quoted are exclusive of VAT.
- (v) The information contained in these particulars has been checked and, unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outside our control.
- (vi) These particulars are provided for record purposes only and are not intended to create, nor to be relied upon as creating, any contractual relationship or commitment. Any contract shall only be entered into by way of our clients' solicitors.

# DM HALL

CHARTERED SURVEYORS



dmhall.co.uk