

DM HALL

For Sale

Retail/Class 1a

124 High Street,
Tillicoultry,
FK13 6DX



44.95 SQ M
484 SQ FT

Property Details

- Refurbished retail/office premises
- Busy main road frontage
- Flexible internal layout
- Offers of £50,000 sought

LOCATION:

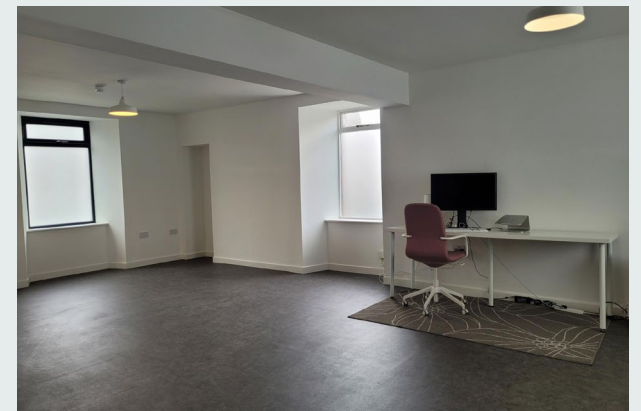
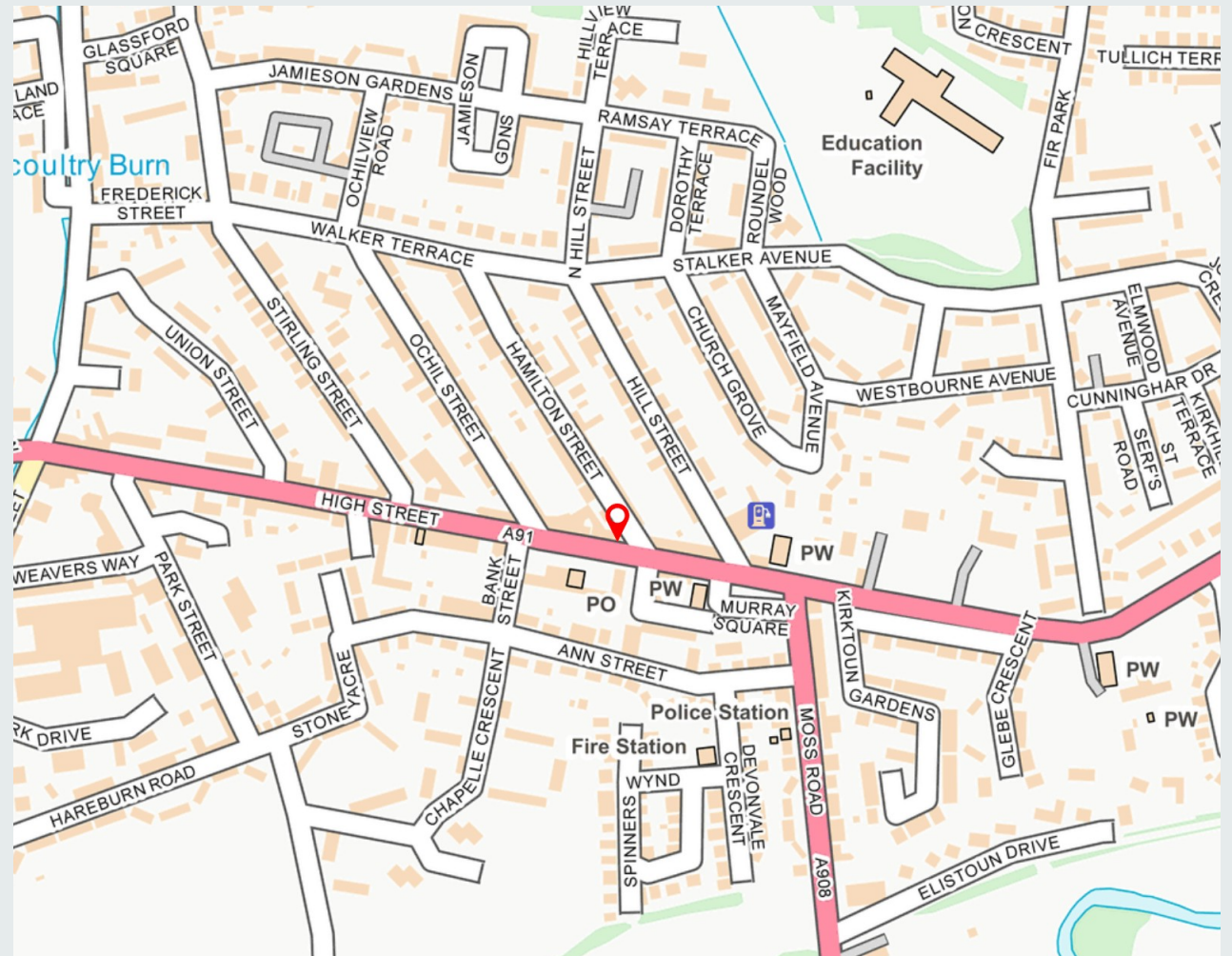
The subjects occupy a prominent location on the northern side of High Street, at its junction with Hamilton Street, forming part of Tillicoultry's principal commercial centre.

The surrounding area is given over to a range of commercial and residential usage with nearby occupiers including Penny Licks, The Volunteer Arms, a Premier Convenience Store and TA Mack Pharmacy.

Tillicoultry itself comprises an established town within the Hillfoots area of Clackmannanshire lying astride the A91 road route approximately 10 miles to the east of Stirling and some 5 miles to the north-east of Alloa.

The town provides a variety of Local Authority and private housing stock together with adequate local retail and associated facilities with more extensive provisions afforded within nearby Alloa which forms a principal centre for the surrounding district. Tillicoultry is also home to the Sterling Mills Furniture Complex and associated retail park, each of which attracts significant numbers of visitors to the town from a wide, surrounding catchment area.

The approximate location of the property is shown on the plan.



Property Details

DESCRIPTION:

The subjects comprise retail/office premises arranged over the ground floor of an end terraced, 2 storey stone built property which is contained under a pitched and slated roof which incorporates a felt clad dormer projection to the rear.

The frontage to High Street comprises a timber entrance door and timber framed window.

Internally the subjects have been refurbished within recent times and are laid out to accommodate an entrance corridor, open plan office with tea preparation area, wc and shower room.

The subjects are finished to an attractive standard throughout incorporating modern lighting and a new gas fired central heating system.

ACCOMMODATION & FLOOR AREAS :

The property has been measured in accordance with RICS Code of Measuring Practice - 6th Edition on a gross internal basis and is as follows

Ground Floor 44.95 sq m 484 sq ft

ENERGY PERFORMANCE:

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request. The rating is G

NON DOMESTIC RATES:

According to the Scottish Assessors' Association website, the subjects are noted to have a Rateable Value of £4,250.

DM HALL



Regulated by
RICS

It should be noted under the terms of the Small Business Bonus Scheme, the property maybe eligible for 100% rates relief.

PROPOSAL:

Offers of £50,000 are invited for the benefit of our client's absolute ownership.

VAT:

We have been advised by the client that the property is not VAT registered.

VIEWING ARRANGEMENTS:

Strictly by contacting the sole selling/letting agents

ANTI MONEY LAUNDERING:

Under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, DM Hall are legally required to complete due diligence on purchasers and vendors.

Once an offer has been accepted, the prospective purchaser(s)/occupier(s) shall be required to provide, as a minimum, proof of identity and residence and proof of funds for the purchase before the transaction can proceed.



Make an enquiry

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