

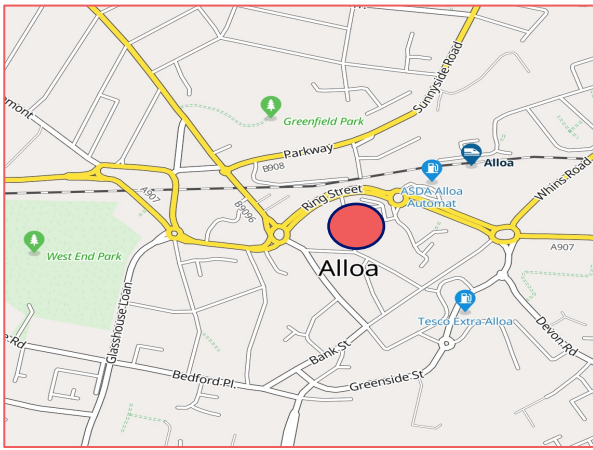


**TO LET – MAY SELL
RETAIL / OFFICE PREMISES**

662 – 1,985 SQ FT

UNITS 1, 2, 3 – MAPLE COURT, ALLOA, FK10 1JN

- Prominent retail / office premises
- Located in the heart of Alloa Town Centre
- Benefits from extensive triple frontage
- Can be split to satisfy various size requirements
- Benefits from Class 1A consent – may be suitable for alternative uses STP
- Rear service yard / staff parking



LOCATION

Alloa is the main town within the Clackmanshire Local Authority Region with a population of approximately 20,730 people and is situated approximately 9 miles east of Stirling and 6 miles north of Kincardine bridge connecting with the M9 and M8 motorways.

More specifically Maple Court is situated within the heart of Alloa Town Centre with the subject property fronting onto Drysdale Street by its junction with Shillinghill and parallel with High Street.

On-street parking is provided to the front as well as various large free public car parks north of the subject property.

Alloa Railway Station is a 5 minute walk north whilst regular bus services operate within the immediate vicinity.

DESCRIPTION

Triple frontage retail / office premises forming part of a larger neighbourhood retail parade.

Rear service yard and staff parking to the rear.

Internally provides open-plan accommodation to the front with storage accommodation, male & female WC's and tea- prep to the the rear.

PLANNING

The subjects benefit from Class 1A Planning Consent - Shops and financial, professional and other services.

The subjects may be suitable for alternative uses including restaurant, café, hot-food, play centre, gym etc subject to planning.

All planning queries should be made to Clackmanshire Local Authority's Planning Department on 01259 450000)

ACCOMMODATION

NIA	sq m	sq ft
Unit 1	61.50	662
Unit 2	61.50	662
Unit 3	61.50	662
Total	184.50	1,986

BUSINESS RATES

RV	£14,500
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ENTRY – By mutual agreement.

EPC – Available on request

ASKING TERMS

The subjects are available on FRI terms in part or in whole with quoting information available on request.

Our client may consider disposing of their heritable interest in part or whole with quoting information available on request.

VIEWING & FURTHER INFORMATION

Gregor M Brown

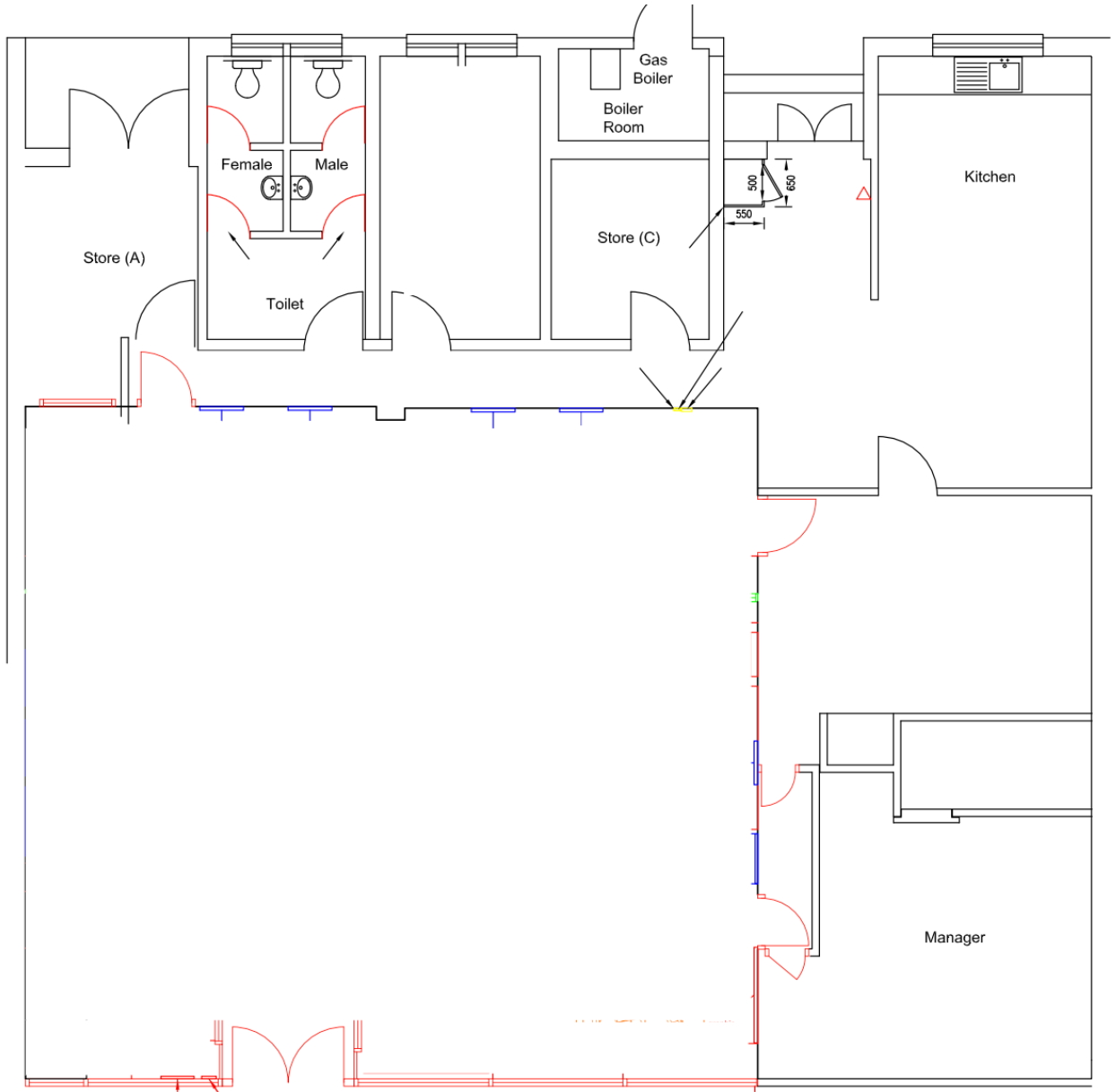
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EXISTING FLOOR-PLAN



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