

Retail Unit - To Let

47 Shillinghill, Alloa, FK10 1JX





KEY POINTS:

- Alloa is the main town in Clackmannanshire, located 9 miles east of Stirling and 6 miles from the Kincardine Bridge, linking to the M9 and M8 motorway networks.
- The town has a resident population of 20,730 people.
- The store is located on Shillinghill, adjacent to the main bus stops and taxi rank for the town.
- The store benefits from being situated just 0.1 mile away from Alloa train station, where direct services are available to both Glasgow and Edinburgh and is accessed via the direct pedestrian link adjacent to Asda.
- The principal town centre car parks (with free parking) are located adjacent to the subject property.
- Occupiers located within the block include Poundland, Forces Support and Farmfoods.
- Nearby occupiers include Iceland, Indigo Sun, Argos, Subway, Pure Gym, Ladbrokes, Aldi and Asda.

ACCOMMODATION:

The property is arranged over ground floor only, comprising the following approximate gross internal area:

Ground Floor: 6,459 sq ft 600 sq m

TERMS

The property is available on a new full repairing and insuring lease on a term to be agreed.

RENT

Quoting rent - £35,000 pa.

BUSINESS RATES:

Rateable Value: £32,250
UBR 2024/25: £0.498
Rates Payable: £16,061 per annum

SERVICE CHARGE

The service charge for the current financial year is approximately £14,500 pa.

LEGAL COSTS:

Each party is to be responsible for their own legal costs incurred in this transaction.

EPC:

A valid EPC for this property can be made available upon request.

CONTACT DETAILS:

For further information or to arrange a viewing, please contact Savills or our joint agent, Ditchfield Property:

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