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**FOR SALE/TO LET - RETAIL**

**7 SHILLINGHILL,  
ALLOA, FK10 1JT**

- Fully fitted salon premises
- Busy town centre location
- Fixtures and fittings included
- Rear garage/store included
- Immediate entry available



**LOCATION:**

The subjects lie on the southern side of Shillinghill, directly opposite Church Walk, forming part of Alloa's principal town 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's town centre provides accommodation for a range of national tenants including Boots, Argos, and Greggs Occupiers in close proximity to the subjects themselves include Iceland, Subway and Stephen Short and Associates.

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

**DESCRIPTION:**

The subjects comprise a fully fitted salon premises which is contained within a mid-terraced, 2 storey and lower ground floor building of traditional stone construction, contained under a pitched and slated roof.

The retail frontage to Shillinghill comprises a timber/glazed entrance door together with 2 timber framed display windows.

Internally the subjects are arranged to provide a front salon area together with a rear storage/staff section and toilet facility.

The property is finished to a good quality standard throughout accommodating 7 cutting stations together with 2 back wash sinks.

In addition to the main salon, the subjects also have the benefit of a separate garage/store which is accessed from the rear of the building.

**ACCOMMODATION:**

We would summarise the accommodation as under noted:-

Main Salon – net internal area – 34.05 sq m (366 sq ft)

Garage/Store – gross internal area – 11.25 sq m ( 121 sq ft)

**RATEABLE VALUE:**

Having regard to the Scottish Assessors' Association website, we note that the subjects are entered in the current valuation roll at Rateable Value of £5,400 per annum.

The Small Business Bonus Relief Scheme was introduced on the 1st April 2008 and will remain in force for 2023/2024. Given the rateable value of the property, eligible businesses will benefit from 100% rates relief.

**PRICE:**

Offers of £60,000 are invited for the benefit of our clients absolute interest.

**LEASE TERMS:**

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

**RENT**

Offers of £7,500 per annum exclusive are sought.

**VAT:**

All prices quoted are exclusive of VAT which maybe chargeable.

**ENERGY PERFORMANCE:**

A copy of the Energy Performance Certificates (EPCs) for the subjects is available upon request.

**LEGAL EXPENSE:**

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

**OFFERS/FURTHER INFORMATION:**

All offers should be submitted in strict Scottish Legal form to the following offices:

DM Hall LLP  
Unit 6a, The Courtyard  
Callendar Business Park  
Falkirk  
FK1 1XR

Tel: 01324 628321

michael.mcintyre@dmhall.co.uk  
juliet.robertson@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.

**DATE OF ENTRY:**

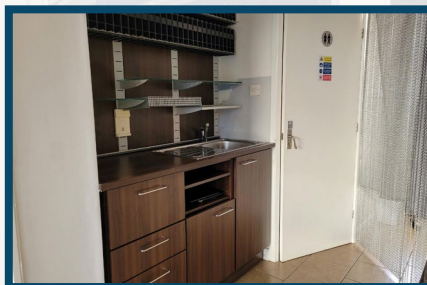
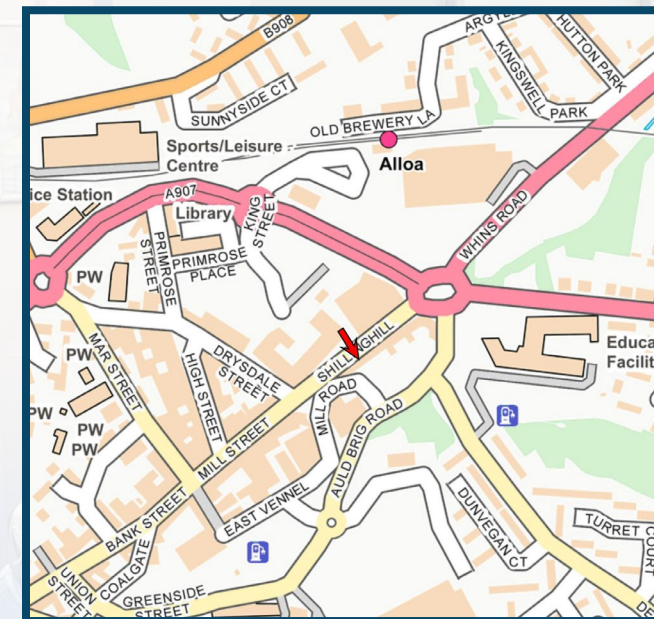
By agreement.

**VIEWING:**

Strictly by appointment through the sole letting agents.

Ref: ESA3215

Date of Publication: January 2024

**IMPORTANT NOTE**

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