



O'MALLEY
PROPERTY

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57 High Street
Tillicoultry, FK13 6AA

omalleyproperty.com
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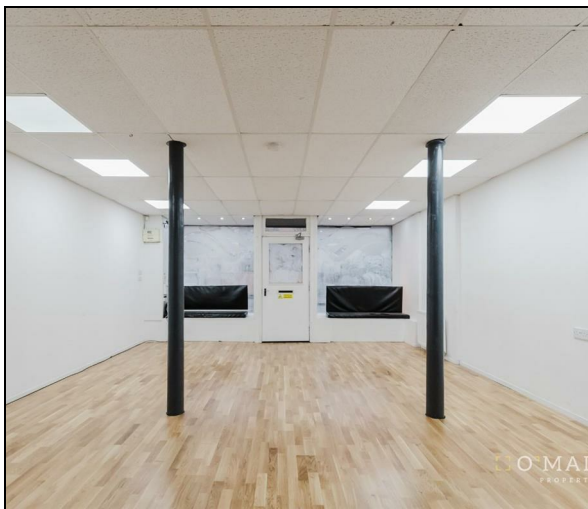
Description

O'Malley Property are pleased to bring to the market this commercial retail premises, prominently positioned on High Street, Tillicoultry,

An excellent opportunity to secure a ground floor premises within a popular and well used area.

The shop offers a well-proportioned main retail area, providing flexible open space suitable for retail, service or professional use. To the rear, the property includes additional accommodation which can be utilised for storage, staff facilities or further operational use, allowing the layout to adapt to individual business requirements. The overall configuration lends itself well to both customer-facing operations and back of house functionality.

Further enhancing the offering, the property benefits from three external outbuildings, each presenting excellent potential for a variety of uses such as additional storage, workspace or future development, subject to the necessary consents. While the premises are well presented throughout, they also offer significant scope for further enhancement, making this an ideal opportunity for buyers seeking a property with strong potential and the ability to tailor the space to their own business needs.



“Spacious Property”

Location

Located on High Street, this commercial premises benefits from a prominent town centre position with strong visibility and passing footfall. Tillicoultry High Street serves as a central hub for local retail and services. The property is well placed for accessibility, with convenient road links to Alloa, Stirling and the wider central belt, as well as nearby public transport connections.

Accommodation

This property measures 802 square feet

Terms

Guide Price - £65,000

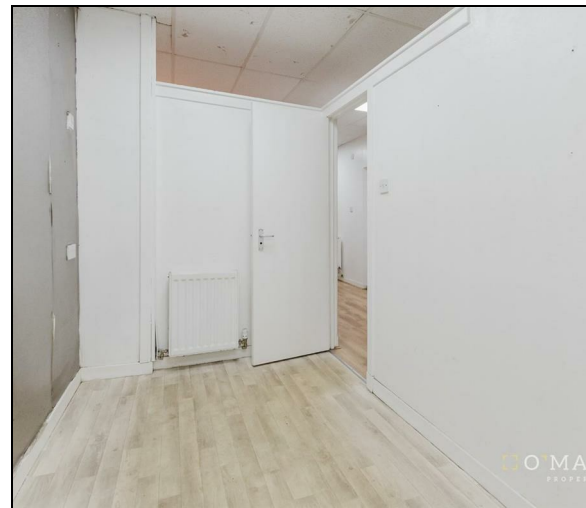
Rateable value of £6,000, which qualifies for small business rates relief

VAT free purchase

Property is available for immediate purchase,

EPC

EPC is attached to listing, which was completed on 26.02. Which is an EPC band C



Offers Over £65,000

Viewing 9am - 9pm 7 days a week

