

# To Let

PROMINENT RETAIL UNIT WITH CLASS 2 CONSENT



## Unit 4 Thistle Brewery, Alloa

**PROMINENT RETAIL UNIT TO LET**

\* CLASS 2 (OFFICE) CONSENT NOW GRANTED \*

**CULVERWELL PROPERTY CONSULTANTS**

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## LOCATION

Alloa is situated approximately 9 miles east of Stirling and some 6 miles north of Kincardine Bridge, benefitting from excellent transportation links via the M9 and M8 motorways and the newly installed Stirling railway link.

The town has a resident population in the region of 19,000 and benefits from a further catchment of approximately 50,000. The premises are part of the Thistle Brewery retail development with occupiers including Argos, Superdrug and The Bed Shed. The unit benefits from a stand out position adjacent to Argos and is particularly visible on approaching the development from the junction of Drysdale Street and Shillinghill. Other retailers within the immediate vicinity include Subway, Ladbrokes, William Hill and New Look.

## DESCRIPTION

The subjects comprise a ground floor retail unit providing the following approximate area:

Ground Floor 1,700 sq ft (157.9 sq m)

## RATING

The property has yet to be assessed for ratings purposes.

## PLANNING

The subjects currently benefit from Class 1 and Class 2 consent making the unit suitable for a variety of retail, financial/professional uses or public services. Further information is available from the local Planning Authority.

## RENT

On application.

## LEASE TERMS

The property is available on flexible lease terms with incentives subject to covenant.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred with this transaction with the incoming tenant responsible for any Stamp Duty Land Tax and any VAT incurred thereon.

## ENTRY

Immediate entry is available subject to conclusion of legal formalities.

## VIEWING AND FURTHER INFORMATION

Strictly by appointment through the sole letting agents:

**Contact:** David O'Shea or Peter Hutton

**Tel:** 0141 248 6611

**Email:** david.oshea@culverwell.co.uk or peter@culverwell.co.uk

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