

Culverwell

PROPERTY CONSULTANTS

TO LET

RETAIL PREMISES

UNIT 13-14, MAPLE COURT, ALLOA, FK10 1JT WITH CLASS 2 AND 3 PLANNING CONSENT

LOCATION

Alloa is located approximately 9 miles east of Stirling and 6 miles north of the Kincardine Bridge and is the third largest town within the central region with a population of approximately 19,000 and an estimated further catchment in the region of 50,000. Alloa is excellently situated to serve the central area of Scotland and has excellent communication links to both Edinburgh and Glasgow.

Maple Court retail parade occupies a prominent position at the corner of Drysdale Street and Shillinghill immediately adjacent to the town's principal bus terminus and taxi rank. The main car park for the town centre which provides approximately 276 spaces is immediately behind Maple Court.

The premises are situated in a prominent site overlooking Shillinghill with nearby occupiers including **Subway**, **Iceland**, **Video Drive-In**, **The Post Office**, **New Look**, **Superdrug**, **Argos** and **Ladbrokes**.

DESCRIPTION

The premises comprise a multi windowed retail unit arranged over the ground floor only of a modern three storey building with a separate means of escape to the rear service yard.

ACCOMMODATION

The main dimensions and net internal areas are as follows:

Gross Frontage	34 ft 2 ins	10.41 m
Net Frontage	32 ft 2 ins	9.80 m
Ground Floor	1,720 sqft	159.79 sqm

RATING

The rateable value is to be reassessed.

PLANNING

The premises currently benefit from a Public House planning consent but also have a specific consent for any use falling within Class 1, 2 or 3 thereby permitting office, restaurant/ takeaway and retail use.



RENT

Rental offers in excess of £23,750 per annum are invited.

LEASE TERMS

The premises are available on the basis of new full repairing and insuring leases for a minimum term of 10 years subject to 5 yearly upward only rent reviews.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction with the ingoing tenant being responsible for stamp duty land tax, registration dues and VAT incurred thereon.

ENTRY

By agreement.

VIEWING AND FURTHER INFORMATION

Strictly by appointment through the sole letting agents:

Contact: Peter Hutton
Tel: 0141 248 6611
Email: peter@culverwell.co.uk

