



eric young & co

# Retail

■ experience ■ judgement ■ service ■

## TO LET

### Shop Unit

4 Drysdale Street  
Alloa FK10 1JL



#### LOCATION

Alloa is the third largest town within central Scotland with a resident population of approximately 19,000 people, and an estimated further catchment in the region of 50,000 people. Alloa is located approximately 9 miles east of Stirling and 6 miles north of the Kincardine Bridge, and benefits from excellent transport links to both Edinburgh and Glasgow.

The property is situated on Drysdale Street, which runs between the High Street and Mill Street, and sits in close proximity to the town's principal bus terminus and town centre car park. Nearby occupiers include **Sense Scotland, William Hill, Cheque Centre, Ladbrokes, Lloyds TSB** and **The Post Office**.

#### ACCOMMODATION

The property comprises a double windowed retail unit arranged over the ground floor of a three storey building. We calculate the unit extends to the following approximate net internal areas and dimensions:

Gross Frontage	27 ft 5 ins	(8.36 m)
Net Frontage	26 ft 5 ins	(8.06 m)
Ground Floor	1,381 sq ft	(128.26 sq m)

#### LEASE

The subjects are available on the basis of a new full repairing and insuring lease subject to 5 yearly rent reviews.

#### RENT

Offers in the region of **£17,500 per annum** exclusive are invited.

#### RATING

We have been verbally advised by the Rates Authority that the rateable value of the subjects with effect from 1 April 2010 is **£14,900**. (Each new occupier has the right of appeal against this figure).

Based on a rate poundage of 48p this rateable value will result in an estimated rates liability in financial year 2015/16 of **£7,152**.

#### ENERGY PERFORMANCE CERTIFICATE

EPC Rating = F

#### DATE OF ENTRY

By arrangement.

#### LEGAL COSTS

Each party to be responsible for their own legal costs incurred during the transaction. For the avoidance of doubt the incoming tenant will be responsible for Stamp Duty Land Tax (SDLT), registration dues and any VAT payable thereon.

#### VIEWING

All viewings are strictly by prior arrangement with Eric Young & Co - 0131 226 2641.

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