FOR SALE/TO LET

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UNIT 4, EAST VENNEL, ALLOA FK10 1ED

- OFFERS OVER £89,500
- LEASE FROM £9,950 PER ANNUM
- 694 SQFT
- HIGH LEVELS OF PASSING TRADE
- CAFE / RETAIL UNIT
- 100% RATES RELIEF (SUBJECT TO QUALIFICATION)
- LARGE GLAZED FRONTAGE
- SUITABLE FOR A VARIETY OF USES (SUBJECT TO PLANNING)

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LOCATION

Alloa is the third-largest town in Central Scotland, with a resident population of around 19,000 and a wider catchment area of approximately 50,000 people. The town serves as the administrative and commercial centre for Clackmannanshire and has benefited from significant regeneration in recent years, including improvements to retail, leisure, and transport infrastructure. Alloa Railway Station provides regular services to Stirling, Glasgow, and Edinburgh, while the nearby A907 and A977 offer convenient road connections across the Central Belt. The town also features a range of national and local retailers, supermarkets, schools, and leisure facilities, making it a well-established hub for both residents and businesses.

The subjects are located on the North-western side of East Vennel close to its junction with Candleriggs.

DESCRIPTION

The property comprises an end-terraced retail unit formed over the ground floor of a 3 storey and attic building of brick construction with a rendered finish and surmounted by a pitched and slated roof.

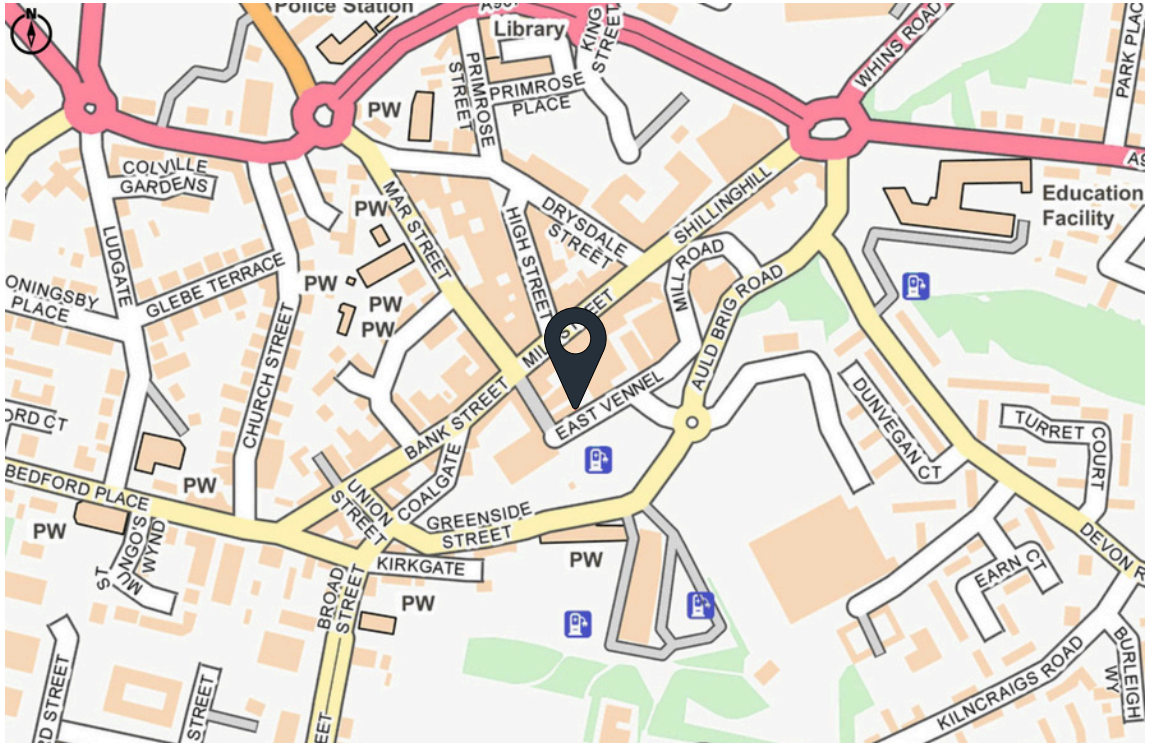
Internally the property provides an open plan cafe area, kitchen area within cafe and 2 w.c's.

The property is suitable for existing use as a cafe or as a retail/office use.

FLOOR AREAS

From sizes taken during our inspection we calculate the subject property, measured in accordance with the RICS Code of Measurement Practice (second edition, January 2018) to extend to the following approximate net internal area (NIA):

64.5m²/694ft²



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PROPOSAL

Offers over £89,500 are invited for the heritable interest.

Lease from £9,950 per annum for a new FRI lease.

PLANNING

All queries in relation to redevelopment/ reconfiguration of the subjects should be addressed to Clackmananshire Council Planning Department.

RATING

Rateable Value £5,300.

EPC

A copy of the EPC will be available upon request.

CLOSING DATE

A closing date may be set and all interested parties should make a note of interest at the offices of the Sole Agent. We reserve the right to sell or let the property without setting a closing date and we are not obliged to accept the highest or indeed any offer for the sale or lease of the property.

VAT

All prices, premiums and rents quoted are exclusive of VAT.

DISCLAIMER

Falconer Property Consultants for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars and plan are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact must satisfy themselves by inspection or otherwise as to the correctness of each of them: (iii) no person in the employment of Falconer Property Consultants has any authority to make or give any representation or warranty whatever in relation to this property: (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. Published April 2026.

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VIEWINGS AND FURTHER INFORMATION

Strictly by appointment through the Sole Agent:

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