TO LET/ MAY SELL

Retail/Office Unit

NIA: 35.08 SQM (378 SQFT)

May Qualify For 100% Rates Relief Through The SBBS

High Levels Of Passing Vehicular Traffic

Prominent High Street Location

Price: OIRO £55,000

Rent: £475 pcm

WHAT 3 WORDS



58 STIRLING STREET, ALVA, FK12 5EA

Contact: Alasdair McConnell MA (Hons) MRICS A.McConnell@Shepherd.co.uk 01786 450438 – 07393 803 404

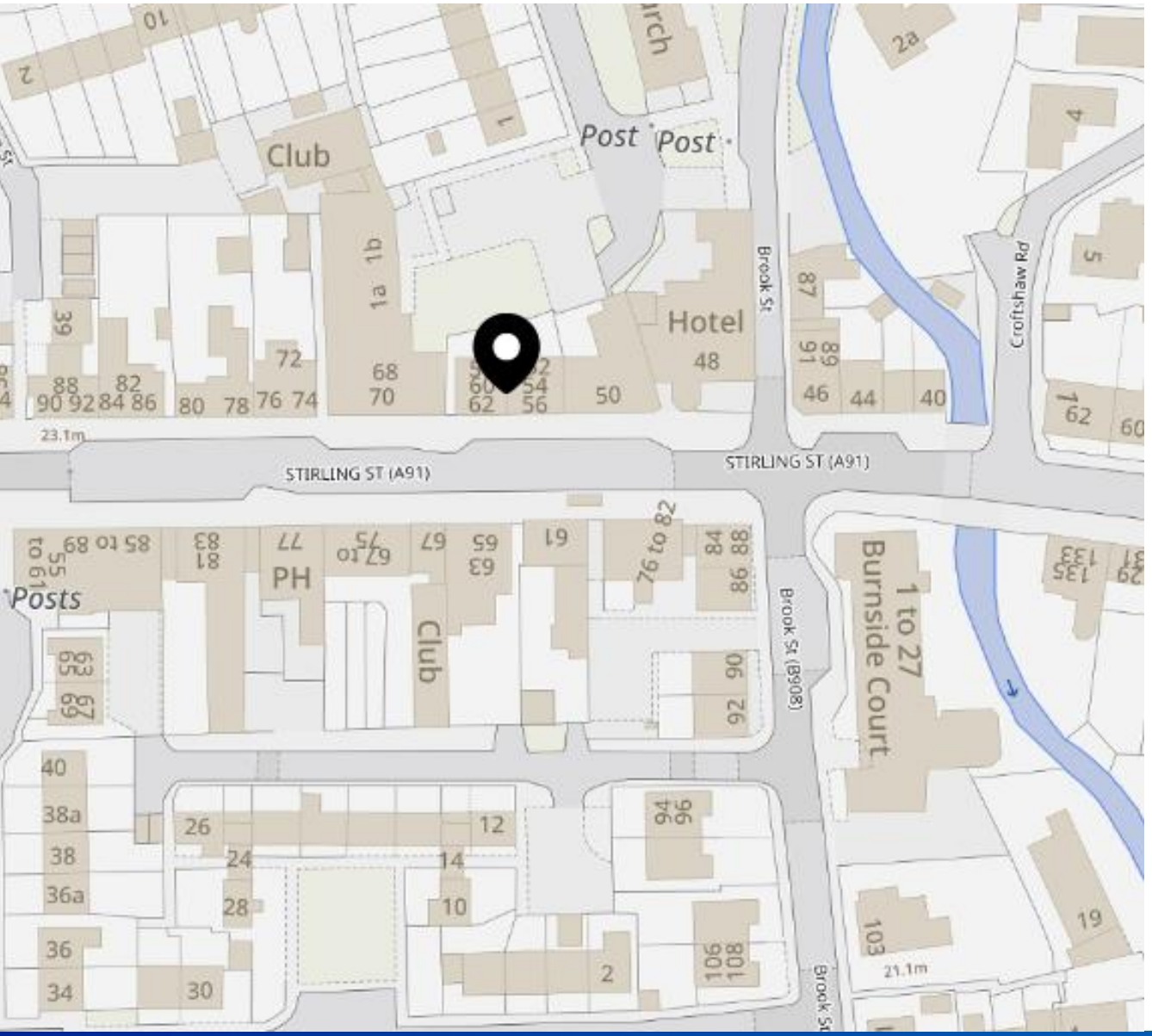
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SHEPHERD COMMERCIAL

Location

58 STIRLING STREET, ALVA, FK12 5EA



LOCATION

Alva is a town situated in central Scotland that falls within Clackmannanshire council. The town of Alva is a suburb of Alloa and has excellent connections to nearby towns. Tillicoultry is situated only 1 mile away, Alloa can be found 6 miles South East and Stirling 6 miles west. There are regular bus routes to these towns and Alva is very accessible by public transport.

Larger cities can be accessed via Stirling, which lies approximately 37 miles north-west of Edinburgh and 26 miles Northeast of Glasgow. Stirling has frequent railway links to Edinburgh and Glasgow as well as the highlands. Stirling also provides excellent road connections via the M9, M80 and A9.

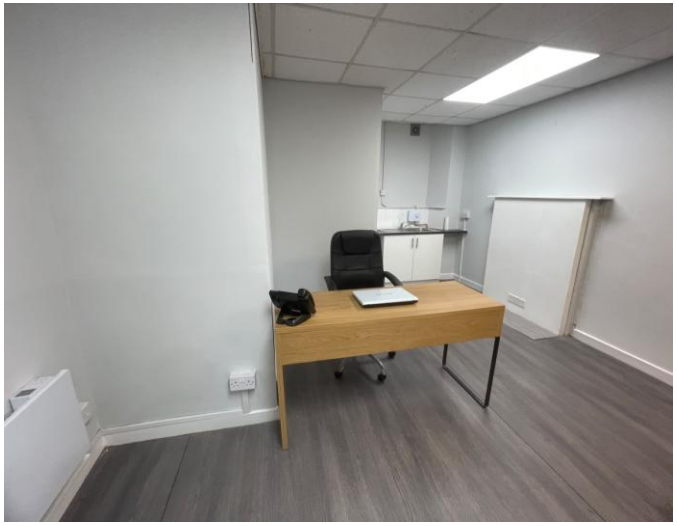
More specifically, the subjects are located on Stirling Street, Alva between the junctions at Brook Street and Cobden Street. It carries steady levels of both vehicular and pedestrian traffic and is the main retail parade in Alva. The surrounding occupiers can be categorised as a mix of commercial and residential occupiers.

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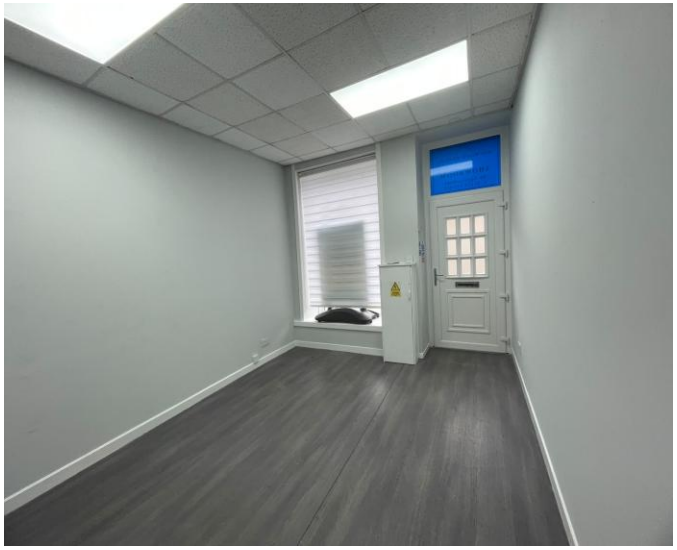
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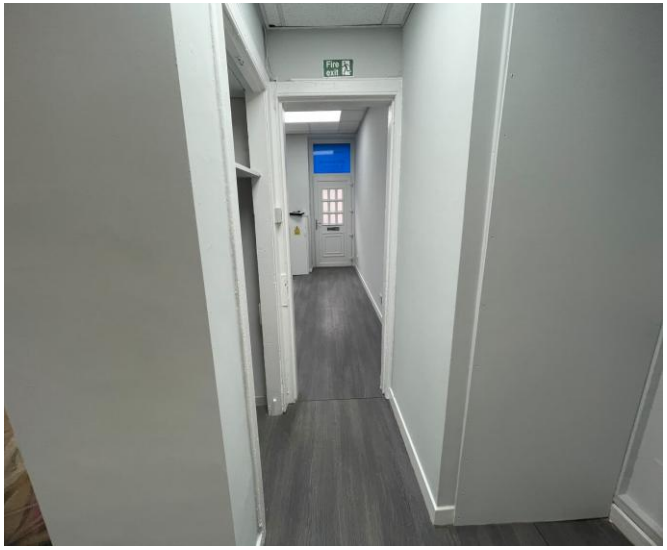
CLICK HERE FOR LOCATION!

Description









DESCRIPTION

The property comprise a retail premises arranged over the ground floor of a two-storey, mid terraced stone building. Internally, the property provides open plan accommodation with a front sales area together with storage cupboard, with tea preparation area and WC to the rear.

The property benefits from glazed frontage providing natural lighting throughout the property which is further enhanced by LED lighting. The property has Class 1A planning consent and recently been refurbished to a high standard fitted with new doors and windows. On street parking can be found directly outside the property.

ACCOMMODATION

	SqM	SqFt
Ground Floor	35.08	378
TOTAL	35.08	378

The above floor areas have been calculated on a Net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).

SALE PRICE

Our client is seeking Offers Over £55,000 for their heritable interest in the subjects.

RENT

Our client is seeking rental offers of £500 per calendar month (£6,000 per annum).

PLANNING

We understand that the property has Class 1A Planning Consent, all in Terms of the Town and Country Planning (Use Classes) (Scotland) Order 1997.

The property may suit alternative uses subject to obtaining all necessary planning consents. It will be incumbent upon any purchaser to satisfy themselves in this respect.

ENERGY PERFORMANCE CERTIFICATE

The property has an energy performance rating B; an energy performance certificate is available upon request.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction. The ingoing purchaser/tenant will be responsible for any Land and Building Transaction Tax (LBTT) and Registration Dues, if applicable.

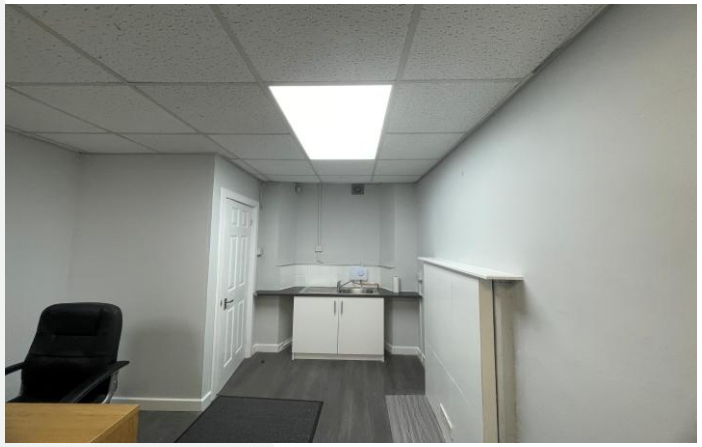
VAT

All figures quoted are exclusive of VAT at the prevailing rate.

RATEABLE VALUE

The subjects are currently entered into the Valuation Roll at a rateable value of £2,950.

The rate poundage for 2026/2027 is 48.1p to the pound. The subjects may qualify For 100% Rates Relief through the Small Business Bonus Scheme.



Get in Touch

For further information or viewing arrangements please contact the sole agents:

Alasdair McConnell
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Eve Wallace
E.Wallace@shepherd.co.uk

Shepherd Chartered Surveyors
11 Gladstone Place, Stirling, FK8 2NN
T: 01786 450 438

ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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COMMERCIAL

J & E Shepherd 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 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 but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd 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. OCT 2026