TO LET

SUITABLE FOR SUB-DIVISION

RETAIL SHOWROOM

NIA: 120.40 SQM (1,296 SQFT)

Communal Parking

High Levels of Passing Vehicular Traffic

May Qualify for 100% Rates Relief through the SBBS.

Rent: £18,000 Per Annum

CLICK HERE FOR VIDEO TOUR!

UNIT 1, CLACKMANNAN ROAD, ALLOA, FK10 4DA

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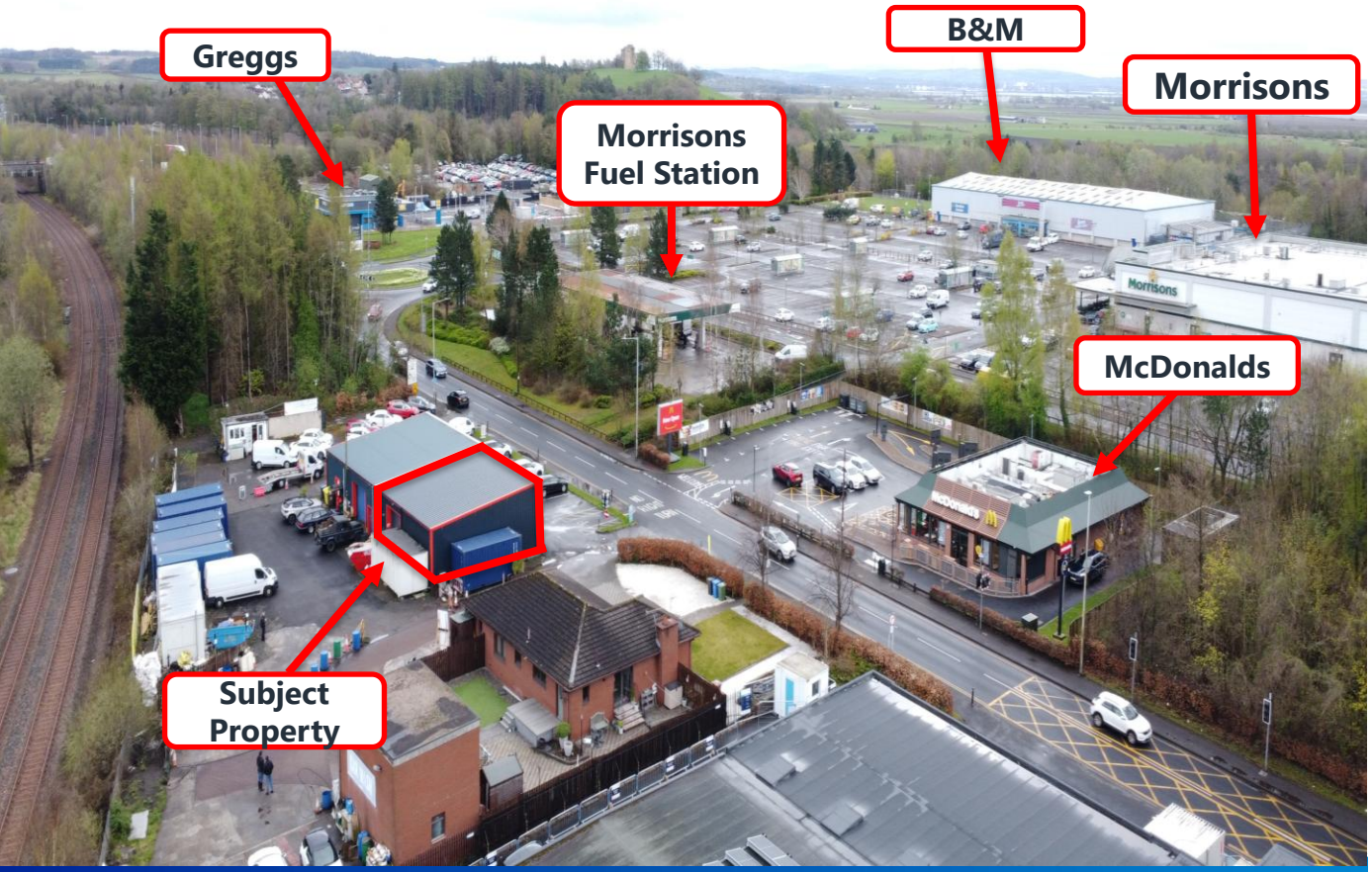
SHEPHERD COMMERCIAL

Location

UNIT 1, CLACKMANNAN ROAD, ALLOA, FK10 4DA

FOR INDICATIVE PURPOSES ONLY



CLICK HERE FOR LOCATION!

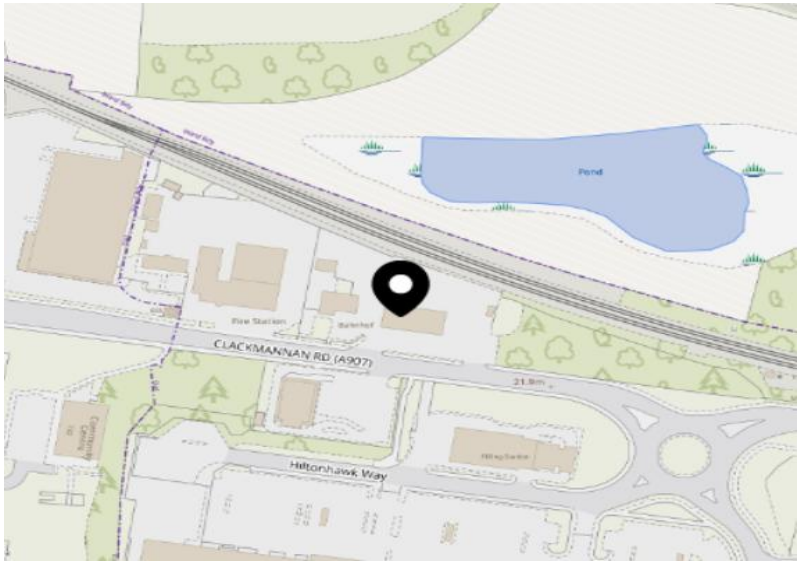
LOCATION

The town of Alloa is located in central Scotland, on the northern banks of the River Forth. It lies approximately 40 miles north-west of Edinburgh and 7 miles east of Stirling, with access via the M9 and A907.

More specifically, the subjects are located on Clackmannan Road heading towards Clackmannan roundabout, on the eastern side of the town.

Alloa has excellent transport links to Stirling whilst Glasgow and Edinburgh are also accessible via the A907 and A9, providing access to the motorway network. Alloa train station has direct routes to Stirling and Glasgow.

The surrounding area comprises a range of commercial occupiers, including McDonald's, which is located opposite the subject property, as well as Morrisons, B&M, Greggs, Lidl, and Alloa Athletic Football Club.



Description

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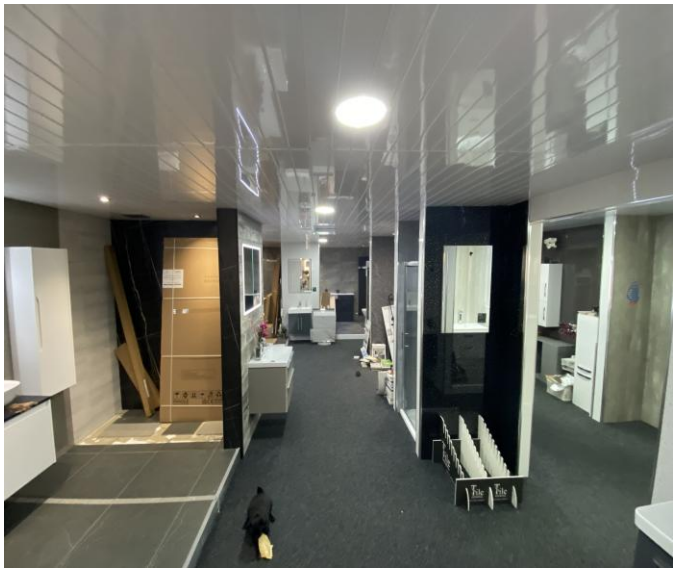
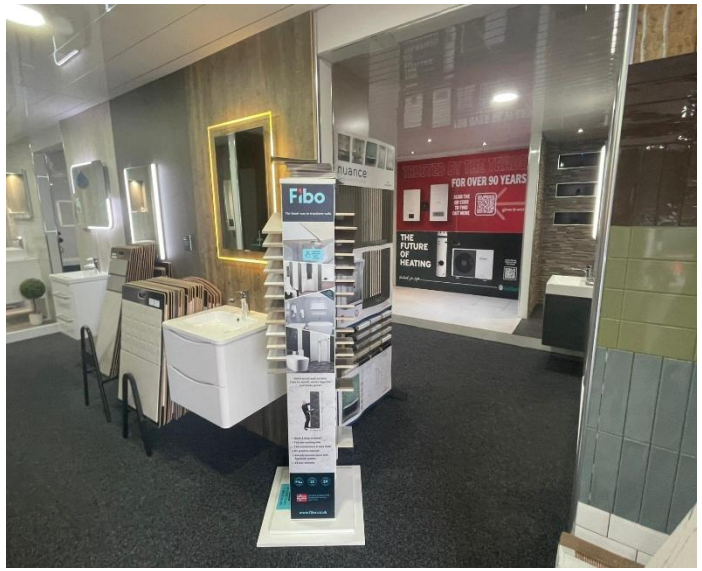




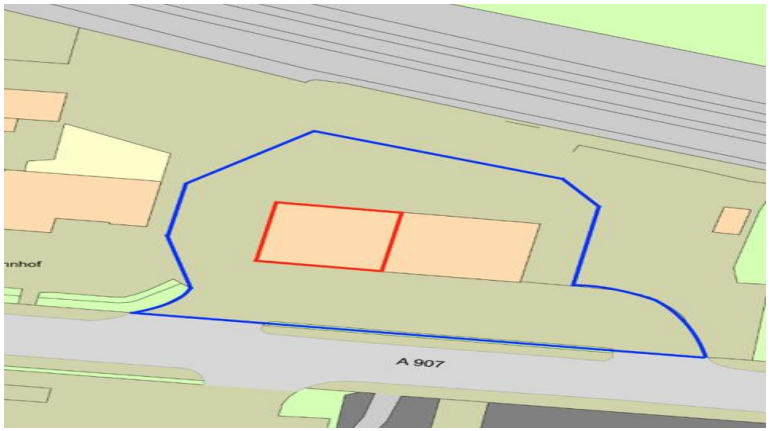
DESCRIPTION

The subjects comprise a well-presented end terraced industrial unit, situated in an established commercial location. The property benefits from a roller shutter door, parking to the front and rear of the property as well as CCTV.

Internally, the unit provides versatile accommodation suitable for a range of industrial, storage or retail uses. The space comprises a show room area with WC, tea prep and reception desk to rear. The unit also has a mezzanine storage area accessible via stairwell to the front of the building.

The unit has excellent frontage and high visibility from the main road, situated in a prominent roadside location with a high volume of passing traffic.

Our client is also offering the opportunity to sub-divide the accommodation; further information can be made available upon request.



UNIT 1, CLACKMANNAN ROAD, ALLOA, FK10 4DA

RENTAL

Our client is seeking rental offers of **£18,000 per annum exclusive.**

Our client is also offering the opportunity to sub-divide the accommodation; further information can be made available upon request.

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 £10,400.

The rate poundage for 2026/2027 is 48.1p to the pound.

As such, incoming occupiers may benefit from 100% rates relief via the Small Business Bonus Scheme.

ACCOMMODATION

	SqM	SqFt
Ground Floor	120.40	1,296
TOTAL	120.40	1,296

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).

Get in Touch

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

Alasdair McConnell
A.McConnell@shepherd.co.uk

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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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. SEPT 2026

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