



## TO LET

42 MILL STREET  
ALLOA  
FK10 1DY

- Highly visible retail unit.
- Busy main road/town centre position.
- Offers of £6,500 per annum.
- Immediate entry available.



**LOCATION:**

The subjects occupy a very prominent position at the southern end of Alloa's High Street, being situated within the heart of the town's commercial centre.

Alloa itself forms an important town within Clackmannanshire lying on the northern banks of the River Forth astride the A907 road route. The town lies approximately 7 miles to the east of Stirling and some 5 miles northwest of Kincardine on Forth.

The town provides a variety of Local Authority and private housing stock having seen significant modern development undertaken during recent times. In addition, Alloa provides a typical range of retail, educational and local government facilities which serve the surrounding semi rural hinterland.

Alloa town centre provides accommodation for a range of national tenants including Boots, Argos and Greggs.

Occupiers in close proximity to the subjects themselves include Pound Land, Premier Bingo and Timpson's.

The location of the subjects is shown on the appended plan.

**DESCRIPTION:**

The subjects comprise a ground floor retail unit, contained within a mid-terraced, 2-storey building which is of stone construction, contained under a pitched and slated roof.

The property has been extended to the rear, these projections being part 2 storey and part single storey in height of rendered brick/stone construction, contained under flat and mono pitched roofs clad in bituminous felt.

The property has the benefit of traditional trade frontages comprising a timber/glazed entrance door and timber framed display window.

The subjects also benefit from a rear external area which can be accessed via a common close or through the property.

42 Mill Street provides a front retail area, mid storage area and rear store/kitchen section.

**ACCOMMODATION:**

We calculate that the subjects provide the following net internal area:-

41.76 sq.m. (450 sq.ft.)

**RATEABLE VALUE:**

Having regard to the Scottish Assessor's website we note that the subjects are entered in the current Valuation Roll as undernoted:-

£6,100

Given the rateable value of the property, eligible businesses will benefit from 100% rates relief.

**LEASE TERM:**

The subjects are offered on normal full repairing and insuring terms for a period to be negotiated incorporating rent reviews at appropriate intervals.

**RENTAL:**

Offers of £6,500 pa invited.

**OFFERS/****FURTHER INFORMATION:**

All offers should be submitted in strict Scottish legal form to this office:-

DM Hall LLP

Unit 6a The Courtyard  
Callendar Business Park  
Falkirk  
FK1 1XR

Tel: 01324 628321

E-mail: michael.mcintyre@dmhall.co.uk  
helana.clarkson@dmhall.co.uk

You are advised to notify your interest to this office in order to enable us to advise you in the event of a closing date being set.

**VAT:**

No VAT is chargeable on the rent.

**ENTRY:**

By agreement.

**VIEWING:**

Strictly by appointment through the sole letting agents.

**EPC:**

A copy of the EPC can be made available on request however, the ratings are as follows:

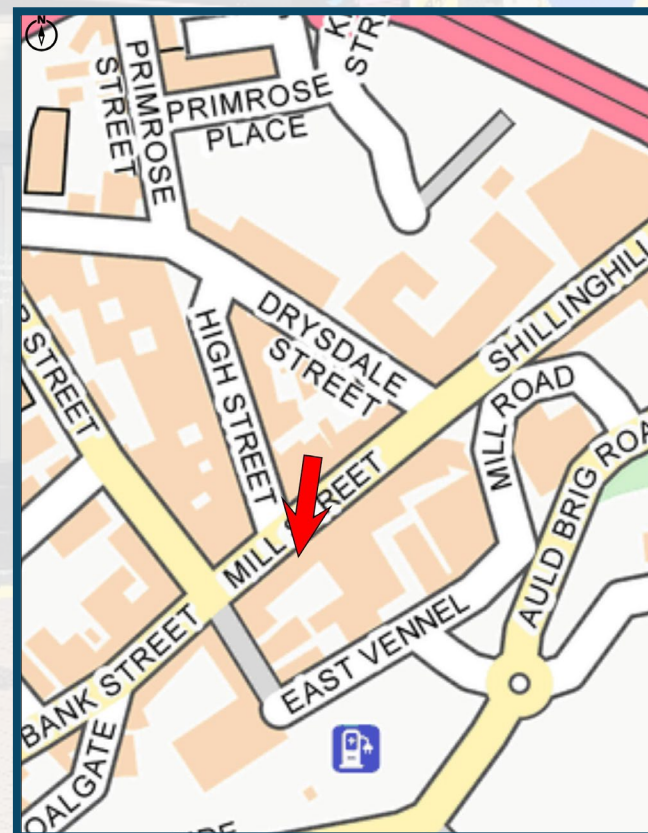
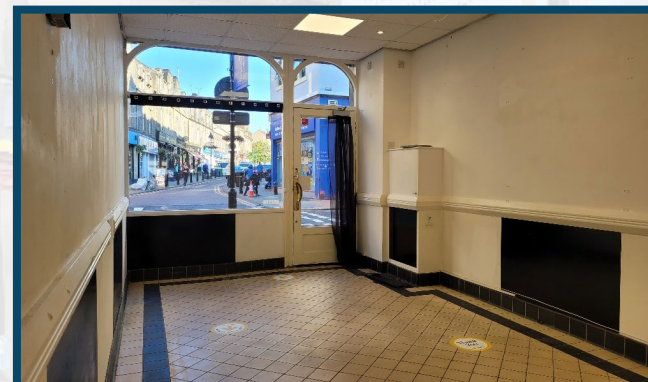
42 Mill Street is G (144)

**LEGAL COSTS:**

Each party will be responsible for the payment of their own legal costs. Any incoming tenant will be responsible for the payment of any LBTT, registration dues and VAT incurred.

RefESA2987

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**IMPORTANT NOTE**

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