



**ALLIED  
SURVEYORS  
SCOTLAND**

Tel. 0131 357 4455 X @AlliedEdinburgh  
[www.alliedsurveyorsscotland.com](http://www.alliedsurveyorsscotland.com)



## TO LET

29 Drysdale Street, Alloa, Clackmannanshire, FK10 1JL

- ✔ Class 3 Hot Food Takeaway with large double window frontage
- ✔ Located in a highly prominent town centre location
- ✔ Would suit a range of different food cuisines
- ✔ Available for immediate entry
- ✔ Approximate Net Internal Area of 55.22 sq m (594 sq ft)

Commercial Valuation | Agency | Investment Advice  
Building Consultancy | Lease Renewals and Rent Review | Energy Reports



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## LOCATION

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

Drysdale Street is a principal road running through the town centre connected at either end by the High Street and Shillinghill. The property is situated on the south side of Drysdale Street.

Surrounding occupiers include Alloa Post Office, TSB bank, William Hill and Sense Scotland charity shop.

Parking is available outside the property and in surrounding streets.

## DESCRIPTION

The subjects comprise a hot food takeaway with two large display windows and benefitting from a prominent roadside position.

The front shop is currently without any fixtures and fittings usually associated with a hot food takeaway but has recently been refreshed throughout ready for a tenant fit-out. The flooring is ceramic tiles with a plasterboard ceiling and hygienic wall coverings.

The rear section provides a space for food prep, fridges and washing up with a WC off to the side.

## ACCOMMODATION

According to our recent measurement survey the premises contain the following approximate net internal area:

55.22 sq m (594 sq ft)

## RENT

Our client is seeking rental offers of £16,000 per annum to grant a new lease.

## TERMS

The premises are available for lease on full repairing and insuring terms for a period to be agreed.

## RATEABLE VALUE

According to the Scottish Assessor's website (www.saa.gov.uk) the subjects have a rateable value of £12,800. The threshold for full rates relief under the Small Business Bonus Scheme has changed for the financial year 2024/25. For properties with a RV between £12,001 and £15,000 the award is now 25%. The uniform business rate for the current year is £0.498 pence in the pound.

## UTILITIES

The property is served by mains gas, electricity and water.

## ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate rating is available on request.

A copy of the recommendation report is available on request.

## ANTI-MONEY LAUNDERING

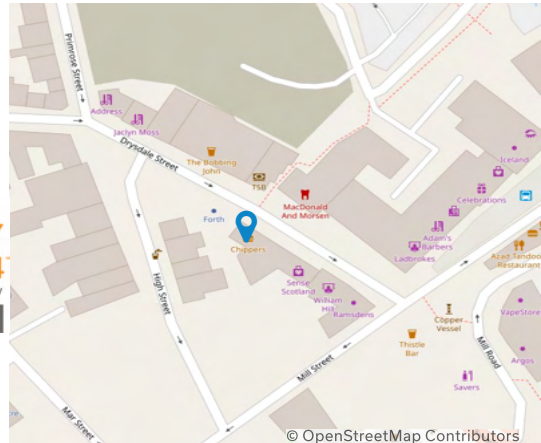
The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective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

## LEGAL COSTS

Each party shall bear their own legal costs with the eventual tenant liable for any Registration Dues or LBTT thereon.

## ENTRY

Upon completion of a formal missive under Scots Law.



## VIEWING AND FURTHER INFORMATION

By appointment through the sole letting agents Allied Surveyors Scotland Ltd.

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