TOWN CENTRE RETAIL UNIT

- LOCATED ON HENDERSON STREET, BRIDGE OF ALLAN
- > NIA: 185.34 SQM / 1,995 SQFT
- MODERN AND ATTRACTIVE FIT-OUT, PREVIOUSLY OCCUPIED BY COSTA COFFEE
- BUSY RETAIL PARADE WITH HIGH PEDESTRIAN & VEHICULAR FOOTFALL
- **RENTAL OIEO £25,000 PER ANNUM**



www.shepherd.co.uk

8-10 HENDERSON STREET, BRIDGE OF ALLAN, FK9 4HT

CONTACT: Alasdair McConnell MA (Hons) MRICS a Adam Honeyman MA (Hons) MRICS a

a.mcconnell@shepherd.co.uk a.honeyman@shepherd.co.uk

EATING AVAILABLE ON TWO FLOORS

0178 645 0438 - 07393 803 404 0141 331 2807 - 07720 466 035



TO LET

GELATO

8-10 HENDERSON STREET, BRIDGE OF ALLAN, FK9 4HT

LOCATION

The property occupies a prime retail location on Henderson Street in the affluent town of Bridge of Allan. Bridge of Allan is located 3 miles north of Stirling city centre and has a population of approximately 5,500 residents. The property is located on the south side of Henderson Street and provides an attractive frontage onto Henderson Street, Bridge of Allan's primary retailing pitch. Surrounding occupiers are typically of a retailing nature at ground level, with the upper floors predominantly comprising residential dwellings. Nearby occupiers include Dominos, Lloyds Pharmacy, Bayne's and Run 4 It.

DESCRIPTION

The subjects comprise a two-storey, mid-terraced retail unit offering open plan accommodation over the ground and first floors. The ground floor comprises seating/sales space, a service area, and W/C facilities. The first floor provides additional customer seating, W/C and storage space.

The property was previously occupied by Costa Coffee and is presented in their standard corporate fit-out. Lighting is a mix of spotlights and pendant lamps. Electric radiators provide heating, and there is air conditioning present. The property has two large customer display windows and a fascia board for signage.

RENTAL

Our client is seeking rental offers in excess of £25,000 per annum.

EPC

The property has an energy performance rating of G.

VAT

Unless otherwise stated, all prices, premiums and rentals are quoted exclusive of VAT which may be chargeable.

LEGAL COSTS

Each party is to bear their own legal costs relating to this transaction; however, the in-going tenant will be responsible for any LBTT, Registration dues and any vat incurred thereon.





8-10 HENDERSON STREET, BRIDGE OF ALLAN, FK9 4HT

ACCOMMODATION

From measurements taken on-site and in accordance with the RICS code of measuring practice (6th edition), we calculate the Net Internal Area of the subjects to extend as follows:

	SQM	SQFT
Ground floor	48.68	524
First floor	136.66	1,471
TOTAL	185.34	1,995

RATEABLE VALUE

The subjects are currently entered in the current valuation roll at £12,600. Please refer to the Scottish Assessors portal for further information www.saa.gov.uk.

The rate poundage for 2023/2024 is 49.8p to the pound.

PLANNING

The subjects benefit from Class 1A (Shops, financial, professional and other services) consent, all in terms of the Town and Country Planning (Use Classes) (Scotland) Order 1997.

ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on 26 June 2017 This now requires us to conduct due diligence not only on our clients but 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.

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

Shepherd Chartered Surveyors First Floor, 11 Gladstone Place, Stirling, FK8 2NN

Alasdair McConnell MA (Hons) MRICS Adam Honeyman MA (Hons) MRICS a.mcconnell@shepherd.co.uk a.honeyman@shepherd.co.uk 01786 450 438 – 07393 803 404 0141 331 2807 – 07720 466 035

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 lesses, 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 b. 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. **REVISED: MARCH 2024**





