



62 Henderson Street, Bridge of Allan, FK9 4HS

- Attractive and Recently Refurbished Retail Unit
- Situated in Prominent Location
- Within Highly Desirable Town of Bridge of Allan
- Extending to 59.16sq.m / 637sq.ft.



LOCATION:

Bridge of Allan is a small town situated around 3 miles north of Stirling. The town benefits from a main-line railway station, that sits on the Edinburgh to Dunblane line, whilst Junction 11 of the M9 motorway is within a 2-3 minute drive.

The town is a very sought-after and affluent location, with Henderson Street being a busy main thoroughfare, that is home to a variety of small independent traders, along with national retailers and numerous popular cafes and restaurants.

The subjects are situated on the southern side of Henderson Street, immediately opposite the former Royal Hotel, that has recently had planning permission granted to convert to residential.

The ordnance survey extracts, which are for identification purposes only, show the location of the subjects.

DESCRIPTION:

The subjects comprise a single-fronted retail unit on the ground floor of a two-storey and attic terraced building of stone construction with a pitched roof, covered in slates.

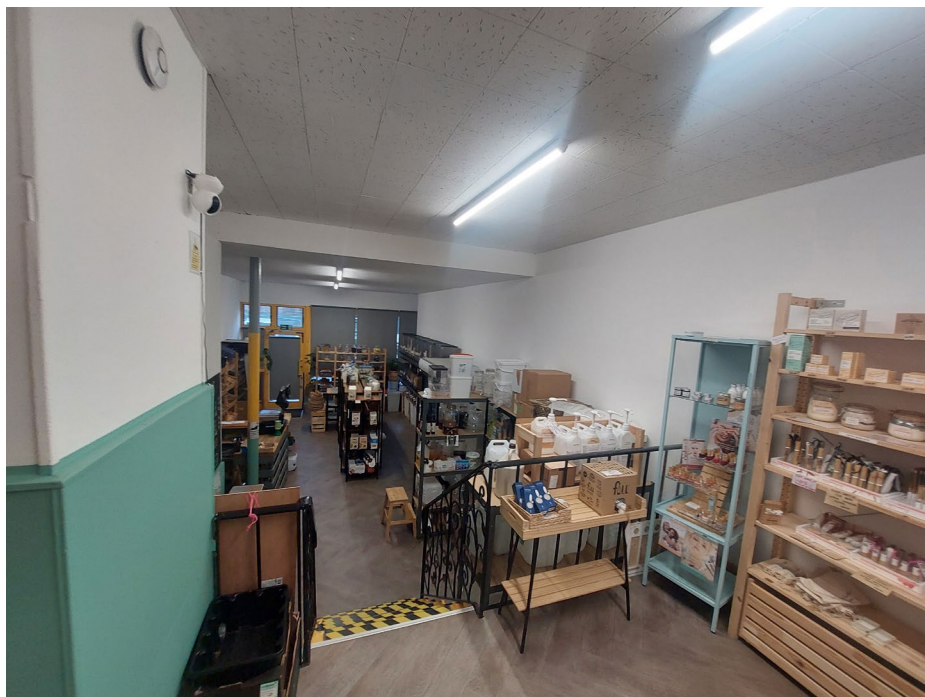
The property will be in a condition, suitable for immediate occupation, after the current tenant has vacated.

According to our calculations, we estimate the subjects extend to the following approximate net internal areas:

Ground Floor: 59.16sq.m / 637sq.ft

LEASE TERMS:

The subjects are available on a new full repairing and insuring lease with flexible terms. Rental offers of £19,000pa are invited.



The ingoing tenant may be eligible for rates relief subject to qualification for the Small Business Bonus Scheme

RATEABLE VALUE:

According to the Scottish Assessors Association website the subjects are entered into the valuation roll as follows:

Rateable Value: £12,800

VAT:

All prices, rents, premiums etc are quoted exclusive of VAT (if applicable).

EPC:

Available on request.

ENTRY:

Entry is available from May 2024.

VIEWING:

Strictly by prior arrangement with the sole letting agents.

To arrange a viewing please contact:



Conal Philliben
Property Agent
07771 528 190
Conal.philliben@g-s.co.uk



Andrew Peel
Property Agent
01786 463111
Andrew.peel@g-s.co.uk

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