



FALCONER

PROPERTY CONSULTANTS

**3RD FLOOR,
24 HENDERSON STREET,
BRIDGE OF ALLAN,
FK9 4HP**

TO LET

- LEASE FROM £400 PCM FOR SMALLEST SUITE
- 109 - 205 FT²
- TOWN CENTRE LOCATION
- 100% RATES RELIEF (SUBJECT TO QUALIFICATION)
- READY FOR IMMEDIATE OCCUPATION
- CLOSE PROXIMITY TO RAILWAY
- MODERN ATTRACTIVE OFFICE SUITES

LOCATION

Bridge of Allan is a town in the Stirling council area in Scotland, just north of the city of Stirling. It lies on the Allan Water, a northern tributary of the River Forth, built largely on the well-wooded slopes of the Westerton and Airthrey estates, sheltered by the Ochil Hills from the north and east winds.

Most of the town is to the east of the river; the bridge is part of the A9, Scotland's longest road, while the railway line and the M9 pass to the west of the river. Bridge of Allan railway station is on the Edinburgh to Dunblane Line.

The subjects are located on the southern side of Henderson Street at its junction with Queens Lane. Henderson Street forms the main arterial road through the town leading to Stirling and as such benefits from a high level of passing trade.

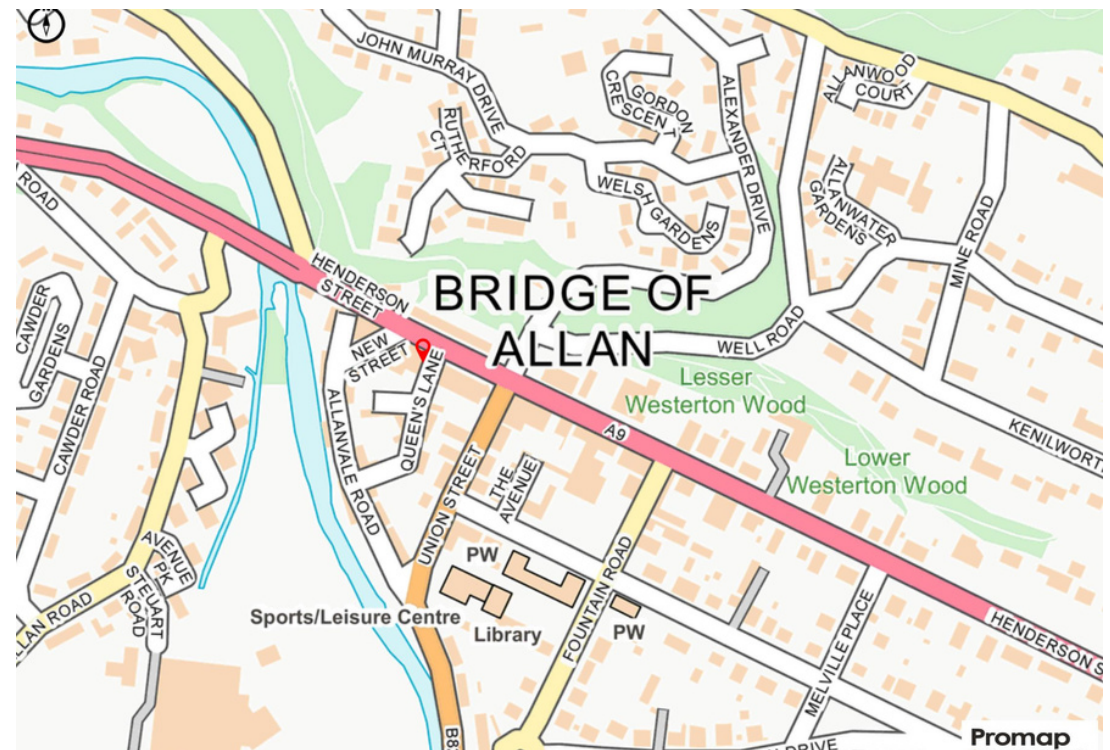
The subjects are well located for office use being in the heart of Bridge of Allan.

DESCRIPTION

The subjects are contained within a three storey building of traditional stone construction.

The building has recently undergone extensive refurbishment to a high standard and is ready for immediate entry.

Internally the subjects provide 5 office rooms, tea prep and w.c. facilities. The office rooms have all been refurbished to a modern high specification.



FLOOR AREAS

From sizes taken during our inspection we calculate the subject property, measured in accordance with the RICS Code of Measurement Practice (second edition, January 2018) to extend to the following approximate net internal area (NIA):

Room 1 205ft²
Room 2 133ft²
Room 3 109ft²
Room 4 138ft²
Room 5 199ft²

PLANNING

All queries in relation to redevelopment/ reconfiguration of the subjects should be addressed to Stirling Council Planning Department.

RATING

The offices benefit from being under the rateable threshold.





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EPC

A copy of the EPC will be available upon request.

PROPOSAL

Lease from £400 per calendar month for the smallest suite. This rental is all inclusive and includes electricity, wifi, heating, water, insurance etc.

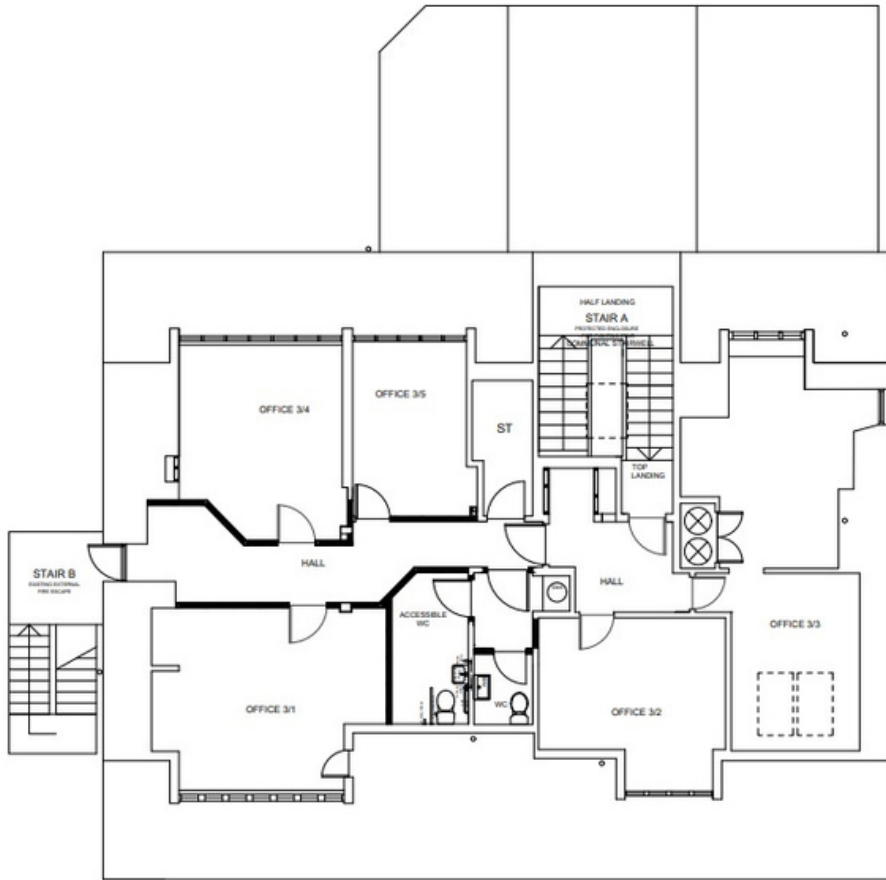
CLOSING DATE

A closing date may be set and all interested parties should make a note of interest at the offices of the Sole Agent. We reserve the right to sell the property without setting a closing date and we are not obliged to accept the highest or indeed any offer for the sale of the property.

VAT

All prices, premiums and rents quoted are exclusive of VAT.





THIRD FLOOR PLAN

DISCLAIMER

Falconer Property Consultants 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 only 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 must satisfy themselves by inspection or otherwise as to the correctness of each of them: (iii) no person in the employment of Falconer Property Consultants 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. Published May 2022.



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**VIEWINGS
AND
FURTHER
INFORMATION**

Strictly by appointment through the Sole Agent:

SANDY FALCONER

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