

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



TO LET

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

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SHEPHERD
COMMERCIAL

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

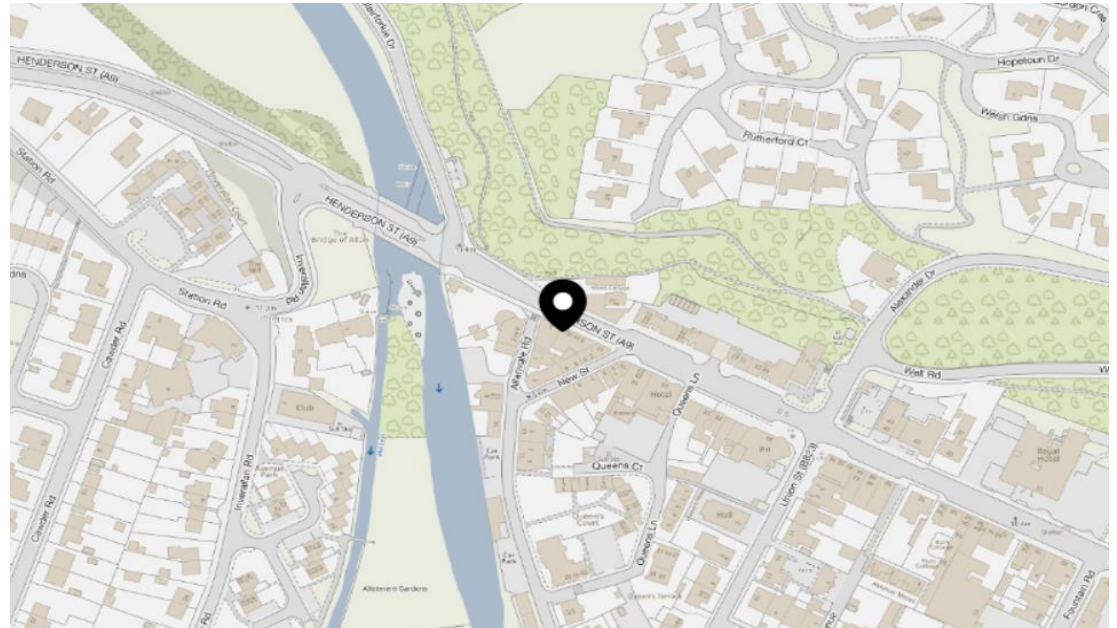
The property has an energy performance rating of G.

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.



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**

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