

## FOR SALE - RETAIL

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UNITS 1, 2 & 3 MAPLE COURT

ALLOA, FK10 1JN



### KEY HIGHLIGHTS

- 1,986 sq ft
- Benefits from extensive triple frontage
- Rear service yard/staff parking
- Offers over £135,000 plus VAT invited
- Excellent owner-occupier / investment opportunity
- Class 1A consent - may be suitable for alternative uses subject to planning
- Well suited for retail / dentist / vets / funeral directors / cafe etc

## SUMMARY

|                |  |
|----------------|--|
| Available Size | 1,986 sq ft  |
| Price          | Offers in excess of £135,000   |
| Rates Payable  | £7,221 per annum<br>Some occupiers may be eligible for 25% rates relief under the Small Business Bonus Scheme. |
| Rateable Value | £14,500  |
| VAT            | Applicable   |
| EPC Rating     | Upon enquiry   |

## DESCRIPTION

Triple frontage retail / office premises forming part of a larger neighbourhood retail parade.

Rear service yard and staff parking to the rear.

Internally provides open-plan accommodation to the front with storage accommodation, male & female WC's and tea- prep to the the rear.

## LOCATION

Alloa is the main town within the Clackmanshire Local Authority Region with a population of approximately 20,730 people and is situated approximately 9 miles east of Stirling and 6 miles north of Kincardine bridge connecting with the M9 and M8 motorways.

More specifically Maple Court is situated within the heart of Alloa Town Centre with the subject property fronting onto Drysdale Street by its junction with Shillinghill and parallel with High Street.

On-street parking is provided to the front as well as various large free public car parks north of the subject property.

Alloa Railway Station is a 5 minute walk north whilst regular bus services operate within the immediate vicinity.

## ACCOMMODATION

The accommodation comprises the following areas:

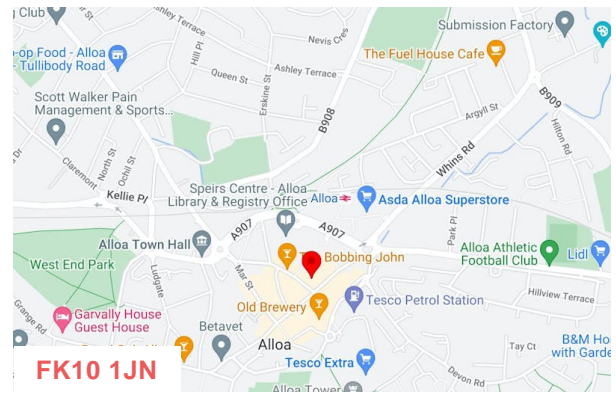
| Name         | sq ft        | sq m          |
|--------------|--------------|---------------|
| Unit - 1     | 662          | 61.50         |
| Unit - 2     | 662          | 61.50         |
| Unit - 3     | 662          | 61.50         |
| <b>Total</b> | <b>1,986</b> | <b>184.50</b> |

## PLANNING

The subjects benefit from Class 1A Planning Consent - Shops and financial, professional and other services.

The subjects may be suitable for alternative uses including restaurant, café, hot-food, play centre, gym etc subject to planning.

All planning queries should be made to Clackmanshire Local Authority's Planning Department on 01259 450000.



## VIEWING & FURTHER INFORMATION

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