

# TO LET

## Hot Food Takeaway Unit

Flexible Layout

Suitable For A Variety Of Uses  
(Subject To Planning)

High Levels Of Passing Traffic

Prominent Town Centre Location

NIA:- 55.22 SqM / 594 SqFt

Rent: £14,000 Per Annum



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**29 DRYSDALE STREET, ALLOA, FK10 1JL**

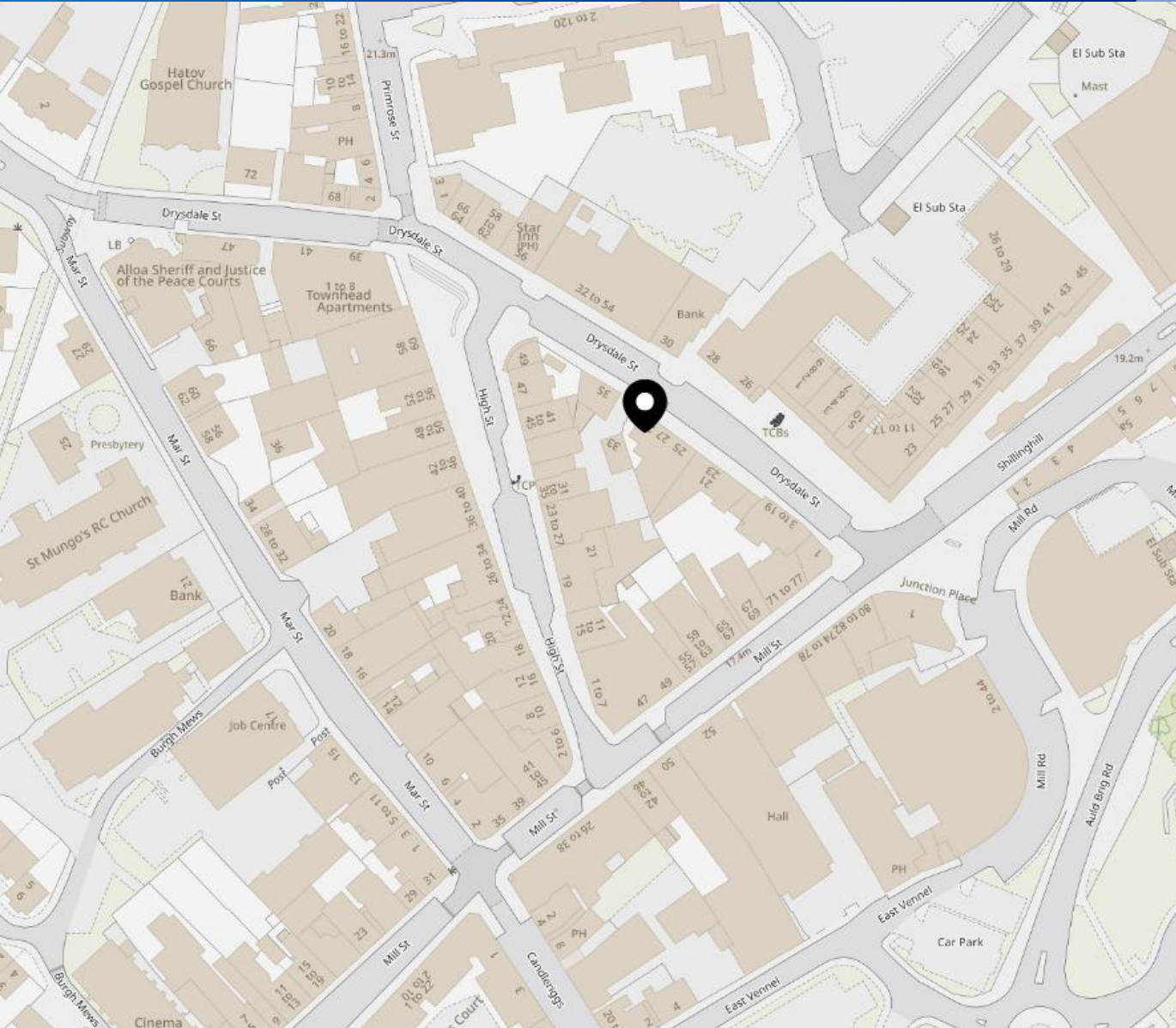
**CONTACT:** Alasdair McConnell MA (Hons) MRICS | [a.mcconnell@shepherd.co.uk](mailto:a.mcconnell@shepherd.co.uk) | 01786 450438 – 07393 803 404 | [shepherd.co.uk](http://shepherd.co.uk)





# Location

29 DRYSDALE STREET, ALLOA,  
FK10 1JL



## LOCATION

The town of Alloa is located in central Scotland, on the northern banks of the River Forth. It lies approximately 40 miles north-west of Edinburgh and 7 miles east of Stirling, with access via the M9 and A907.

Drysdale Street is a principal thoroughfare running through the town centre, connecting the High Street and Shillinghill at either end. The property is situated on the south side of Drysdale Street.

Surrounding occupiers include Alloa Post Office, TSB Bank, William Hill, and the Sense Scotland charity shop.

On-street parking is available directly outside the property, as well as on adjacent streets.

Hot Food Takeaway Unit To Let



[FIND ON GOOGLE MAPS](#)



# Description

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## DESCRIPTION

The premises comprise a hot food takeaway unit with two large display windows, benefitting from a prominent roadside location.

The front shop area is currently unfitted, lacking the typical fixtures and fittings associated with a hot food takeaway. However, it has recently been redecorated throughout and is ready for tenant fit-out. The flooring is laid with ceramic tiles, and the space features a plasterboard ceiling and hygienic wall coverings.

To the rear, there is a dedicated area for food preparation, refrigeration, and washing up, with a WC located to the side.





# Floor Plan

29 DRYSDALE STREET, ALLOA,  
FK10 1JL



For Indicative Purposes Only



## ACCOMMODATION

ACCOMMODATION	SqM	SqFt
Ground Floor	55.22	594
<b>TOTAL</b>	<b>55.22</b>	<b>594</b>

The above floor areas have been calculated on a Net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6<sup>th</sup> Edition).

## RENT

Our client is seeking rental offers from £14,000 per annum.

## RATEABLE VALUE

The subjects are currently entered in the current valuation roll at £12,800. Please refer to the Scottish Assessors portal for further information [www.saa.gov.uk](http://www.saa.gov.uk).

The rate of poundage for 2024/2025 is 49.8p to the pound.

## PLANNING

We understand that the property has planning consent for its existing use. The property may suit alternative uses subject to obtaining all necessary planning consents.

## VAT

All figures quoted are exclusive of VAT at the prevailing rate.

## ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate is available upon request.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction. The ingoing purchaser/tenant will be responsible for any Land and Building Transaction Tax (LBTT) and Registration Dues, if applicable.

## ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer Of Funds (Information On The Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any 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 transaction to proceed.



## Get in Touch

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

Alasdair McConnell MA (Hons) MRICS  
E: [a.mcconnell@shepherd.co.uk](mailto:a.mcconnell@shepherd.co.uk)  
M: 07393 803 404  
T: 01786 450438

**Shepherd Chartered Surveyors**  
1<sup>st</sup> Floor, 11 Gladstone Place, Stirling  
FK8 2NN



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