



8-10 Mill Street, Alloa, FK10 1DT

Prime Location

- Corner Position
- 1,791sq ft
- Let To Foster's Funeral Care
- Expiry: July 2031
- Passing: £17,950p.a
- Price: o/o £190,000

LOCATION

The property sits on a prime corner position at the corner of Mill Street and Candleriggs in Alloa town centre.

Alloa is the administrative centre for Clackmannanshire Council and sits approximately 7 miles East of Stirling. Significant infrastructure investment over the past few years has seen the connectivity of the town improve dramatically with the completion of the mainline rail station and the Clackmannanshire Bridge.

PROPERTY

The subjects comprise an extensive ground floor retail unit with rear access set within a 4 storey residential development of steel frame portal construction rendered with brick.

The subjects benefit from a prominent aluminium framed glazed frontage with access gained via twin aluminium framed glazed doors. Internally the property has been renovated to a high standard by the tenant with multiple partitioned individual rooms with tea prep and w.c facilities to the rear.

LEASE SUMMARY

The property is held on a full repairing and insuring head lease on the following terms;

Tenant: The Independent Family Funeral Directors Ltd t/a Fosters
Expiry: 15th July 2031
Passing: £17,950p.a
Tenant Break: 16th July 2026



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Prime Location

AREA

166.4sqm (1,791sq ft)

NAV/RV

£19,400

PRICE

Offers over £190,000 are invited for our clients freehold interest

V.A.T

Figures quoted are exclusive of V.A.T

TITLE & LEASE

Available on request

VIEWING

By appointment

LEGAL

Each party shall bear their own legal costs incurred in the transaction

TSA Property Consultants

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General - 0141 237 4324 (info@tsapc.co.uk)

Anti-Money Laundering

In order to comply with anti-money laundering legislation, the successful purchaser / tenant will be required to provide certain identification documents.

The required documents will be confirmed to and requested at the relevant time

Property Misdescription Act 1991:

The information contained within these particulars has been checked and unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change out with our control. When we are advised of any change we will inform all enquiries at the earliest opportunity.