



## 1-5 Alloa Road, Stirling, FK9 5LH

- Attractive Retail Unit
- Situated in Prominent Location
- Less than 1 mile from Stirling City Centre
- Extending to 196.9 sq.m/2,118 sq.ft.





#### LOCATION:

Stirling is widely regarded as one of Scotland's busiest and most popular tourist and business destinations, benefitting from an excellent strategic location within the heart of the country's Central Belt.

The subjects are situated on the north side of Alloa Road, forming part of the A907 on the Causewayhead roundabout, which links Stirling to the south and Bridge of Allan to the north. The property is overlooked by the Wallace Monument.

The surrounding area is predominantly residential in nature, with a small number of commercial and retail units in the immediate vicinity. Stirling University is situated a short distance north of the subjects.

The Ordnance Survey extracts, which are for identification purposes only, show the exact location of the subjects.

#### DESCRIPTION:

The subjects comprise a single storey detached building of modern brick/block construction with a multi-pitched roof clad in slates.

The subjects were previously utilised as a retail convenience store, however, are fitted/finished for their current use as a home furnishings showroom.

There is a small loading area to the rear of the subjects.

We estimate that the property extends to the following approximate net internal areas:

Ground Floor: 196.90 sq.m /2,118 sq.ft

#### LEASE TERMS:

The subjects are being offered on a new Full Repairing and Insuring Lease, with flexible terms. Rent and further details on application.

#### RATEABLE VALUE:

According to the Scottish Assessors Association website, the subjects are entered into the valuation roll as follows:

Rateable Value: £36,250

#### EPC:

Available on request.

#### VAT:

All prices, rents, premiums, etc are quoted exclusive of VAT (if applicable).

#### VIEWINGS:

Strictly by prior appointment with the sole letting agents

#### ENTRY:

Entry is available from August 2023.

#### To arrange a viewing please contact:



**Andrew Peel**

Surveyor

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