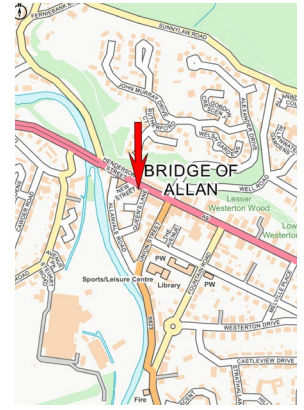
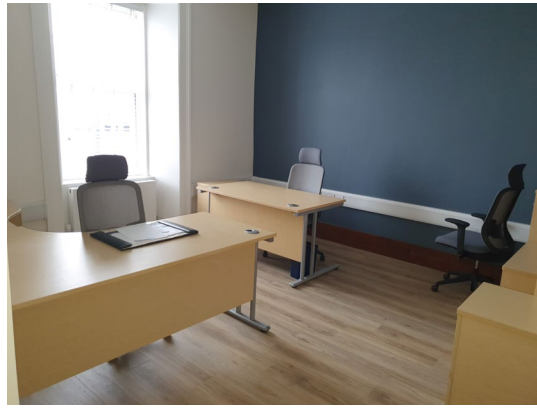




## 24 Henderson Street, Bridge of Allan, FK9 4HP

- Beautifully Presented Office Suite
- In Move-in Condition
- Situated in Prominent Location
- Within Highly Desirable Town of Bridge of Allan
- Extending to Approximately 153.8sq.m/1,655sq.ft





#### LOCATION:

Bridge of Allan is a small town situated around 3 miles north of Stirling. The town benefits from a main-line railway station, that sits on the Edinburgh to Dunblane line, whilst Junction 11 of the M9 motorway is within a 2-3 minute drive.

The town is a very sought-after and affluent location, with Henderson Street being a busy main thoroughfare, that is home to a variety of small independent traders, along with national retailers and numerous popular cafes and restaurants.

The subjects are situated on the southern side of Henderson Street and are located on the first floor of an impressive, fully refurbished building, with retail and restaurant on the ground floor and offices on the upper floors.

The ordnance survey extract, which is for identification purposes only, shows the location of the subjects.

#### DESCRIPTION:

The subjects comprise an office suite on the first floor of a three storey, attic and basement end-terraced building of stone construction, under a pitched roof, clad with slates.

Internally the subjects have recently been refurbished to an extremely high specification and provide superior office accommodation, which benefits from private parking to the rear.

According to our calculations, we estimate the subjects extend to the following approximate net internal areas:

Ground Floor: 153.8sq.m/1,655sq.ft

#### PRICE:

Guide price and Sale on application from the sole agents

#### RATEABLE VALUE:

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

Rateable Value: £11,900

Subject to meeting relevant criteria, the incoming occupier may be eligible to claim 100% relief under the small business bonus scheme.

#### VAT:

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

#### EPC:

Available on request.

#### ENTRY:

Early entry is available.

#### VIEWING:

Strictly by prior arrangement with the sole agents.

#### To arrange a viewing please contact:



#### Conal Philliben

Property Agent

conal.philliben@g-s.co.uk

07771 528 190



#### Andrew Peel

Surveyor

andrew.peel@g-s.co.uk

07803 896 976

#### ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and/or detailed financial and corporate information will be required before any transaction can conclude.

#### IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
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6. Date of Publication: April 2024