



FALCONER

PROPERTY CONSULTANTS

**STORAGE UNIT,
HILL STREET,
TILlicOUNTRY
FK13 6HF**

TO LET

- LEASE FROM £3,500 PER ANNUM
- 680 FT2
- LARGE OPEN PLAN STORAGE SPACE
- SUITABLE FOR A VARIETY OF USES
- OFF STREET PARKING
- HIGH FOOTFALL
- 100% RATES RELIEF (SUBJECT TO QUALIFICATION)



LOCATION

Tillicoultry is a town in Clackmannanshire, Scotland. Tillicoultry is usually referred to as Tilly by the locals. One of the Hillfoots Villages on the A91, which runs from Stirling to St. Andrews, Tillicoultry is situated at the southern base of the Ochil Hills, which provide a spectacular backdrop.

There are a variety of shops and restaurants within Tillicoultry as well as Sterling Mills Outlet Shopping Village which provides occupiers such as Nike, Home Bargains, Mountain Warehouse and Sterling Furniture Warehouse.

The subjects are located on the eastern side of Hill Street near to its junctions with the High Street.

DESCRIPTION

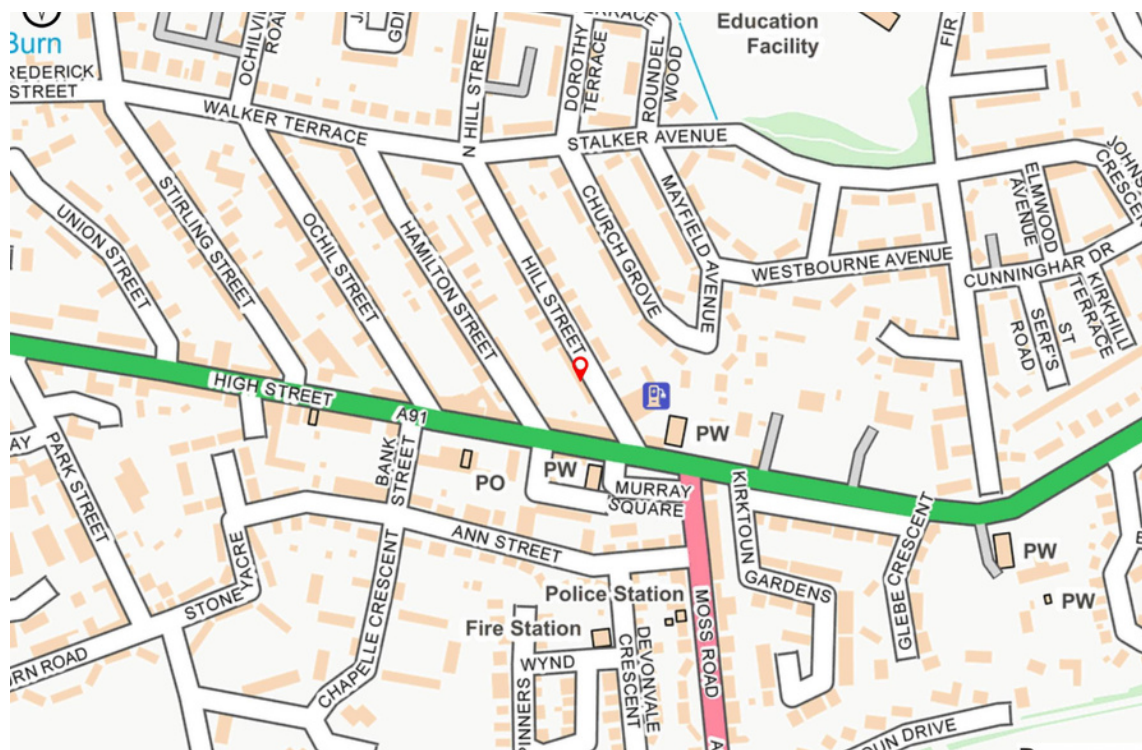
The subjects comprise a semi-detached ground floor unit of brick construction.

The property offers an open plan unit with central pedestrian access door. The unit would be suitable for multiple uses subject to appropriate planning consent.

In front on the property there is free car parking available, the tenant will be allocated spaces, as well as on street parking.

PROPOSAL

Rent from £3,500 per annum.



FLOOR AREAS

From sizes taken during our inspection we calculate the subject property, measured in accordance with the RICS Code of Measurement Practice (second edition, January 2018) to extend to the following approximate gross internal area (GIA):

63.2m²/680ft²

PLANNING

All queries in relation to redevelopment/ reconfiguration of the subjects should be addressed to Clackmannanshire Council Planning Department.

RATING

Rateable value £1,550.

EPC

A copy of the EPC will be available upon request.

CLOSING DATE

A closing date may be set and all interested parties should make a note of interest at the offices of the Sole Agent. We reserve the right to sell or let the property without setting a closing date and we are not obliged to accept the highest or indeed any offer for the sale or lease of the property.

VAT

All prices, premiums and rents quoted are exclusive of VAT.



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VIEWINGS AND FURTHER INFORMATION

Strictly by appointment through the Sole Agent:

SANDY FALCONER

BSc (Hons) MSc MRICS

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