



**FALCONER**

PROPERTY CONSULTANTS

**EDGAR**

PROPERTY SOLUTIONS

**CADMELEON HOUSE,  
CASTLE STREET,  
ALLOA  
FK10 1EU**

**FOR SALE/TO LET**

- OFFERS OVER £295,000
- LEASE FROM £36,500 PER ANNUM
- 5,230 FT<sup>2</sup>
- FREE ON-SITE PARKING
- SUITABLE FOR A VARIETY OF USES
- READY FOR IMMEDIATE OCCUPATION



## LOCATION

Alloa is the third largest town within Central Scotland with a resident population of approximately 19,000 people and an estimated further catchment in the region of 50,000 people. Alloa is located approximately 9 miles east of Stirling and 6 miles north of the Kincardine Bridge, and has excellent transport links to both Edinburgh and Glasgow.

The subjects are located on the northern side of Castle Street at its junction with North Castle Street.

## DESCRIPTION

The subjects comprise a modern detached office building of timber frame and brick construction surmounted by a pitched roof overlaid in profiled sheet.

Externally the property benefits from a large private car parking area. The main pedestrian access is located on the front of the property whilst a separate roller shutter door is located on the side.

Internally the accommodation provides a large open plan office area together with various meeting rooms, kitchen and w.c facilities. An internal loading bay area is also provided. The property benefits from gas central heating.

The property was most recently utilised as a laboratory and prior to that as a data storage office. The building would be well suited to multiple purposes to include office, laboratory or surgery (subject to planning).

## RATING

Rateable value £47,750.



## PROPOSAL

Offers over £295,000 are invited for the Heritable interest.  
Lease from £36,500 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 net internal area (NIA):

485.9m<sup>2</sup>/5,230ft<sup>2</sup>

## PLANNING

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

## 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.





#### DISCLAIMER

Falconer Property Consultants for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars and plan are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact must satisfy themselves by inspection or otherwise as to the correctness of each of them: (iii) no person in the employment of Falconer Property Consultants has any authority to make or give any representation or warranty whatever in relation to this property: (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. Published February 2024.



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**VIEWINGS  
AND  
FURTHER  
INFORMATION**

Strictly by appointment through the Joint Agents:

**SANDY FALCONER**  
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