

PRICE REDUCED

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7 Exchange Crescent, Conference Square, Edinburgh EH3 8AN

To Let/May Sell Retail Unit



120 High Street, Tillicoultry, Clackmannanshire FK13 6DX

- **Price now reduced to £90,000**
- 161 sq m (1,733 sq ft)
- Double frontage retail unit
- Suitable for a variety of uses, subject to planning
- Available immediately

Viewing strictly by appointment with letting agents:

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Location

The Hillfoot town of Tilllicoultry is located within the county of Clackmannanshire and lies on the A91 which connects Stirling to St Andrews. More specifically the property is situated at the easterly end of Tilllicoultry High Street which continues on to the Dollar Road.

The surrounding area provides an eclectic mix of occupiers and benefits from close proximity to Sterling Mills Outlet Village, which includes occupiers such as Nike, Home Bargains, Mountain Warehouse and GAP.

Description

The premises comprise a single storey detached retail unit of stone construction under a pitched slated roof. The unit benefits from two large glazed windows with pedestrian access doors either side of a central column.

Internally the property benefits from a large open plan shop floor with ancillary storage/food preparation accommodation to the rear. More specifically to the rear of the property lies two large cold stores, kitchen facilities, toilet facilities and stock room.

Additionally the property benefits from a small courtyard to as well as a separate staff entrance/secondary means of escape on the westerly boundary.

Accommodation

The premises have been measured on a gross internal basis (GIA) to provide the following:

	Sq M	Sq Ft
No 120	161	1,733

Terms

Offers over £90,000 are invited for the heritable interest. For further information on leasehold terms, please contact the sole agents.

Business Rates

The property currently has a rateable value of £10,900 which results in a current annual business rates liability (2018/19) of £5,253.80.

Subject to circumstances parties may benefit from 100% rates relief via the Small Business Relief Bonus Scheme. Interested parties are advised to make their own enquiries via the local Assessor.

Energy Performance Certificate (EPC)

A copy of the energy performance certificate is available upon request.

VAT

All rents are quoted exclusive of VAT which will be payable at the prevailing rate.

Legal Costs

Each party is to be responsible for payment of their own legal costs incurred in connection with this transaction, although in the normal manner, the ingoing tenant will be liable for any registration dues, LBTT and VAT thereon.

Entry

The property is to be offered with vacant possession with a date of entry to be agreed.

Viewing & Further Information

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