



RETAIL UNIT TO LET

- > EXTENDS TO:- **99.89 SQ M (1,075 SQ. FT)**
- > LOCATED ON MAIN STREET, SAUCHIE
- > A HIGH LEVEL OF PASSING VEHICULAR TRAFFIC
- > SUITABLE FOR HOT FOOD TAKEAWAY (SUBJECT TO PLANNING)
- > POTENTIAL FOR 100% RATES RELIEF
- > 4 DEDICATED CAR PARKING SPACE
- > **RENT: £8,000 PER ANNUM**
- > INCENTIVES AVAILABLE

TO LET / MAY SELL

97B MAIN STREET, SAUCHIE, FK10 3JT

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**SHEPHERD**
COMMERCIAL

LOCATION

Sauchie is a town in Clackmannanshire, located 1.5 miles north of Alloa. It has a resident population of circa 6,500 persons. The property occupies an excellent position on Main Street, which generally provides local retail services to the village and the wider catchment areas. The property is situated on the north side of the street and provides a good frontage and high visibility for passing footfall and vehicle traffic. The street is home primarily to local retailers, however nationals such as McColl's convenience store and Lindsay & Gilmour Pharmacy have a presence on the street. Other local retailers include Ink Tattoos Alloa Bedroom Centre, The Panda House and Royle Tandoori.

DESCRIPTION

Internally, the property is fitted out to a basic standard and comprises an open-plan sales area, a rear sales area, an office, a store room, a further rear store room, and a WC. The property benefits from two large customer display windows, an electric roller shutter for security, and a large fascia board. Previously, the property was occupied by Just Dance, a local dance school, and prior to that, it was used as a takeaway.

Our client has advised that they would be willing to lease the property to a takeaway operator, subject to the ingoing tenant securing all the required planning permissions and consents. Interested parties should contact the sole letting agent for further information.

ACCOMMODATION

From measurements taken on-site and in accordance with the RICS code of measuring practice (6th edition), we calculate the Net Internal Area of the subjects to extend as follows:

ACCOMMODATION	Sq. M	Sq. Ft
Ground Floor	99.89	1,075
TOTAL	99.89	1.075

RENT

Our client is inviting rental offers of £8,000 per annum. Alternatively, the heritable interest in the subjects is offered, and interested parties should contact the agent for further information.

Incentives may be available subject to the terms of the lease and the tenant covenant strength.

VAT

Unless otherwise stated, all prices, premiums and rentals are quoted exclusive of VAT which may be chargeable.

RATING

The subjects are entered in the current Valuation Roll with a rateable value of £7,400.

As such, incoming occupiers may benefit from 100% rates relief via the small business bonus scheme.

The rate of poundage for 2023/2024 is £0.498 to the pound.

PLANNING

The subjects were previously used as a dance school, and, as such, we have assumed that the subjects will benefit from an unrestricted Class 11 (Assembly and Leisure) consent, all in terms of the Town and Country Planning (Use Classes) (Scotland) Order 1997.

EPC

Available upon request.

LEGAL COSTS

Each party is to bear their own legal costs relating to this transaction; however, the in-going tenant will be responsible for any LBTT, Registration dues and any vat incurred thereon.

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ANTI MONEY LAUNDERING REGULATIONS

The money laundering, terrorist financing and transfer of funds (information on the payer) regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the transaction to proceed.

For further information or viewing arrangements please contact the sole agents:

Shepherd Chartered Surveyors 11 Gladstone place, Stirling FK8 2NN

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J & E Shepherd 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 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 but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd 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. **REVISED: FEBRUARY 2024**