

Clackmannanshire Council
Letting Opportunity

FOR LEASE

Retail Unit

12 Shillinghill, Alloa, FK10 1JT.

Internal Area 33.68 sqm (362.5 sqft)



**Clackmannanshire
Council**

www.clacks.gov.uk

Comhairle Siorrachd
Chlach Mhanann

Clackmannanshire Council, Place (Estates), Kilncraigs, Greenside Street, Alloa, FK10 1EB.

Email: rduff@clacks.gov.uk or amackenzie@clacks.gov.uk

Description

The subject property has a total floor space of 33.68sqm (362.5sqft) and is located in Shillinghill, Alloa Town Centre adjacent to the main bus terminus. The property consists of a ground and basement floor level in a three storey building with residential accommodation on the upper floors. Access is available to the front and rear of the building. The property benefits from two large frontage windows and consists of a front shop area and basement level with a separate toilet and sink area. The property also consists of hardwood/vinyl floor coverings throughout, painted plasterboard walls with a mix of grid florescent and pendant lighting and electric heating.

Parking Facilities

There is on street parking to the front of the property and a public car park to the rear.

Services

The unit has a mains water supply, drainage and electricity.

Use

The unit is suitable for class 1 (retail) or Class 2 (business use), under Town and Country Planning (Use Classes) (Scotland) Order 1997 however prospective tenants are required to satisfy the Council of suitability for their intended use, and also comply with any statutory controls.

Overnight parking and storage of materials, equipment, containers etc. are not permitted to the front of the property or in the public car park at any time.

Lease Terms

The property will be let on a Full Repairing & Insuring basis for a period of three years. One financial and two trade references will be required for approval prior to the completion of the lease, alternatively new start businesses will be subject to a six month rental deposit that will be held throughout the duration of the lease.

The rent payable will equate to approximately £15 per sqft equating to £5,500 per annum. Rent will be required to be paid by bankers standing order and to be set up prior to entry. One months rental will require to be paid and cleared before keys are handed over to the tenant.

Rates

We understand that the uniform business rate for 2023/24 is £0.498. The rateable value for the property is £4650. The rates payable may qualify for further relief and information is available online at <https://www.mygov.scot/business/business-premises-rates/>

Enquiries

For further information or to arrange a viewing of the property please contact -
The Estates Team, Email: rduff@clacks.gov.uk or amackenzie@clacks.gov.uk

Conditions of lease

The property will be at let as possessed by Clackmannanshire Council subject to all conditions and/or restrictions affecting it, whether or not contained in the Title Deeds. The lease by the Council shall contain such clauses and conditions as the Council's solicitors may consider necessary for the protection of its interest.

Incoming tenants will bear their own professional fees and expenses incurred in completing the lease and, in addition, the Council's reasonably incurred legal fees.

Since the lease of property is a serious undertaking, you are recommended to take appropriate professional advice.

The Council reserve the right to lease any unit on the receipt of the first acceptable offer and are under no obligation to accept the highest or any offer submitted.

These particulars are intended as a guide only. Their accuracy is not warranted or guaranteed. Intending tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show part of the property, which may have changed since they were taken.

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 the Council's solicitors and the solicitors acting for the tenants.

Date: September 2023

