

DM HALL

To Let

Retail/Class 1a
Premises

31a Henderson
Street,
Bridge of Allan,
FK9 4HN



21.65 SQ M
233 SQ FT

Property Details

- Attractive retail/office premises
- Prominent town centre location
- Busy main road frontage
- Qualifying parties will benefit from 100% rates relief
- Offers of £10,500 pax sought

LOCATION:

The subjects occupy an excellent position within the heart of Bridge of Allan, lying on the northern side of Henderson Street (A9) the town's principal trading thoroughfare.

Bridge of Allan itself represents an established, affluent town within central Scotland, lying immediately to the north of Stirling, the main administrative centre for the surrounding district.

The town benefits from a typical range of shopping, educational and social facilities as well as convenient access to the wider central belt by means of the M9 which lies immediately to the west. In addition, Bridge of Allan benefits from a main line railway station.

In terms of the subjects themselves the property lies within the heart of Bridge of Allan's main commercial centre with nearby occupiers including Baynes bakers, Hair@31b and The Red Herring restaurant.

DESCRIPTION:

The subjects comprise retail/office premises arranged over part of the ground floor or a 3-storey building which is assumed to be of rendered brick/block construction contained under a flat roof which incorporates slate aprons.

The retail frontage to Henderson Street comprises a timber/glazed entrance door together with a timber framed display window.

Internally the subjects are arranged to provide main front shop/office together with a rear tea preparation area and toilet facility.

ACCOMMODATION:

We would summarise the accommodation as undernoted:

Ground floor 21.65 sq m 233 sq ft

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Regulated by
RICS

ENERGY PERFORMANCE:

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request.

PROPOSAL:

The subjects are offered on normal full repairing and insuring terms for a period to be negotiated incorporating rent reviews at appropriate intervals.

RENTAL:

Offers £10,500 per annum exclusive are sought.

NON DOMESTIC RATES:

According to the Scottish Assessors' Association website, the subjects are noted to have a Rateable Value of £7,700 per annum.

The Small Business Bonus Relief Scheme was introduced on the 1st April 2008 and will remain in force for 2025/2026. Given the rateable value of the property, eligible parties will benefit from 100% Rates relief.

VAT:

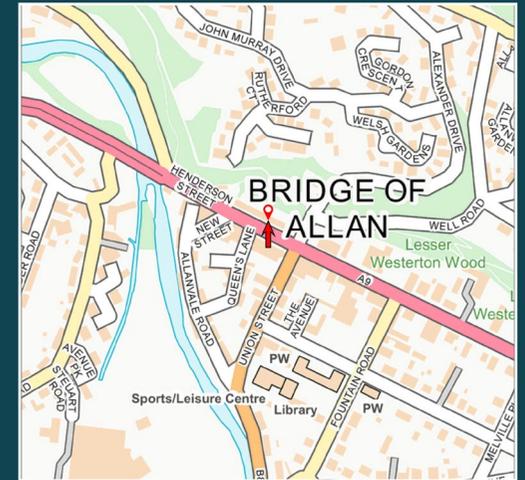
All prices quoted are exclusive of VAT which may be chargeable.

VIEWING ARRANGEMENTS:

Strictly by contacting the sole letting agents:-

ANTI MONEY LAUNDERING:

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Make an enquiry

Michael McIntyre

Juliet Robertson

falkirkagency@dmhall.co.uk

DM Hall Commercial Department
Unit 6a The Courtyard
Callendar Business Park
Falkirk, FK1 1XR

01324 628321

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