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FOR SALE

Investment, Takeaway

176 WEST STIRLING STREET, ALVA, FK12 5BG

The rent is subject to upward only open market rent reviews, with a minimum 5% uplift in rent, in June 2029 and at every 5th anniversary.

- Corner property
- Main arterial route
- New 20 year FRI lease
- Offers over £145,000
- Gross Initial Yield of 10%
- Minimum 15% rental uplifts
- VAT free investment
- Free car parking

POPULAR TOURIST DESTINATION

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LOCATION

Alva is a small town in Clackmannanshire, set in the Central Lowlands of Scotland. It is one of a number of towns situated immediately to the south of the Ochil Hills - a popular tourist destination.

The corner property is located to the north of West Stirling Street (A91), immediately at its junction with Copland Place. Surrounding properties are of mixed design, vintage and character.

Nearby occupiers include The Cairn, Spar Alva and Bayne's.

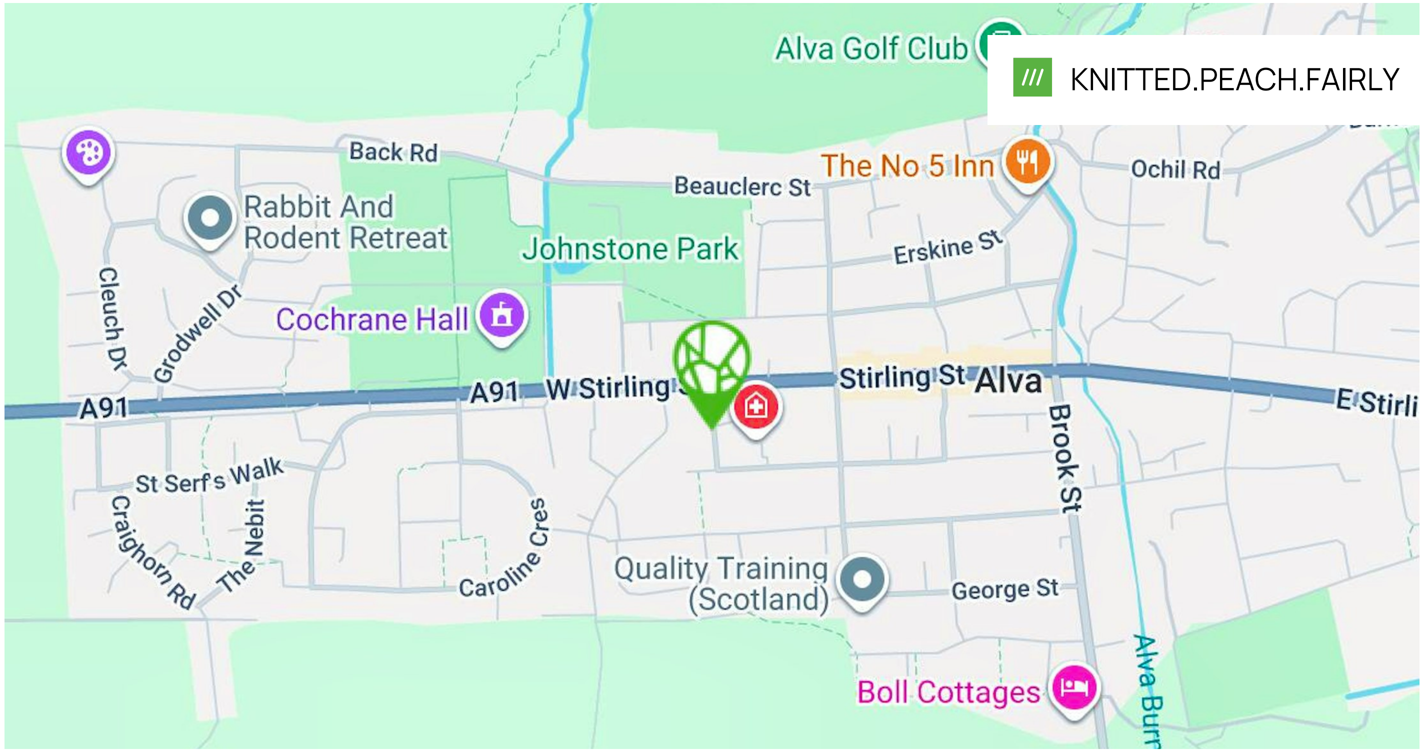
DESCRIPTION

The subjects comprise a ground floor corner takeaway within a 2 storey red sandstone building. The upper floor appears to be residential in nature. The roof is pitched and covered in slate.

The property is accessed via a single recessed aluminium framed pedestrian door which leads into the waiting area.

The commercial kitchen is, as expected, fitted out to a professional standard with extract ventilation and a range of stainless steel sink units, utility basins and fitments. A comprehensive range of floor and wall mounted style units are installed with appropriate worktops. The floor is covered in laminate, walls covered with plaster/paint and stainless steel splashbacks.

A store room, cold store and WC are provided to the rear.











ACCOMMODATION

The accommodation comprises the following areas:

FLOOR/UNIT	BUILDING TYPE	SQ FT	SQ M
Ground	Takeaway	603	56.02

TENANCY

The property is let on a 20 year full repairing and insuring lease that commenced in June 2026, at a rent of £14,300 per annum. The rent is subject to upward only open market rent reviews, with a minimum 5% uplift in rent, in June 2029 and at every 5th anniversary. There are no lease break options. The lease is secured by a personal guarantor.

PRICE

Offers over £145,000 are invited for the heritable interest (Scottish equivalent to English Freehold) subject to the lease agreement in place. Based on a rental income of £14,300 per annum a purchase at this level would reflect a gross initial yield of 10%.

RATEABLE VALUE

According to the Scottish Assessors Association, the subjects have a Rateable Value of £3,450.

EPC

A copy of the EPC is available upon request.

VAT

Not applicable

VIEWINGS

Viewings strictly by appointment with the assigned agents:

CONTACT

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