

## TO LET / FOR SALE - LEISURE / RETAIL

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30 DRYSDALE STREET

ALLOA, FK10 1JL



### KEY HIGHLIGHTS

- 2,474 sq ft
- Prominent end-terraced Class 1A premises
- Arranged over ground and first floor level
- Rent £20,000 pa / Client will consider a sale with quoting info available on request
- Located within the heart of Alloa Town Centre
- Available for immediate occupation
- Dedicated parking for up to 8 cars plus access to large free public car park

## SUMMARY

|                |                                    |
|----------------|------------------------------------|
| Available Size | 2,474 sq ft                        |
| Rent           | £20,000 per annum                  |
| Rates Payable  | £6,768 per annum                   |
| Rateable Value | £14,100                            |
| VAT            | Not applicable                     |
| Legal Fees     | Each party to bear their own costs |
| EPC Rating     | Upon enquiry                       |

## DESCRIPTION

End-terraced Class 1A premises arranged over ground floor and basement.

Two customer entrances to the ground floor, one from Drysdale Street and the other from lane leading to car park.

Ground floor provides open-plan accommodation whilst first floor provides cellular complete with staff welfare facilities.

8 x dedicated car parking spaces are provided to the rear plus access to free public car park.

## LOCATION

Alloa is the main town within the Clackmanshire Local Authority Region with a population of approximately 20,730 people and is situated approximately 9 miles east of Stirling and 6 miles north of Kincardine bridge connecting with the M9 and M8 motorways.

More specifically the subjects are situated within the heart of Alloa Town Centre on the north side of Drysdale Street between its junctions with High Street and Mill Street.

On-street parking is provided to the front as well as various large free public car parks north of the subject property.

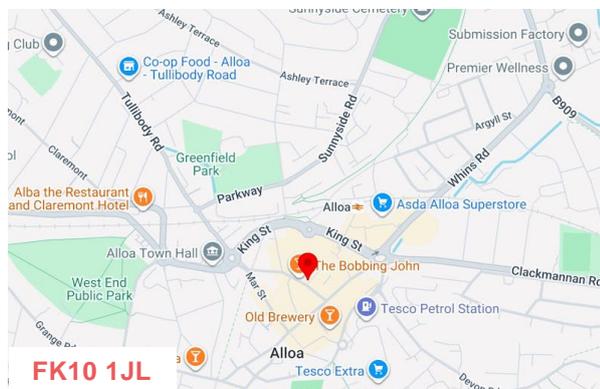
Neighbouring occupiers include JD Wetherspoons, MacDonald & Morson Dentists, William Hill, Ramsdens, Sense Scotland and Ladbrokes.

Alloa Railway Station is a 5 minute walk north whilst regular bus services operate within the immediate vicinity.

## ACCOMMODATION

The accommodation comprises the following areas:

| Name         | sq ft        | sq m          | Availability |
|--------------|--------------|---------------|--------------|
| Ground       | 1,936        | 179.86        | Available    |
| 1st          | 538          | 49.98         | Available    |
| <b>Total</b> | <b>2,474</b> | <b>229.84</b> |              |



## VIEWING & FURTHER INFORMATION

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