84 Stirling Street
Alva, FK12 5EA

Prominent Retail Unit

28.62 SQ M (308 SQ FT)



TO LET

Bradley Hall

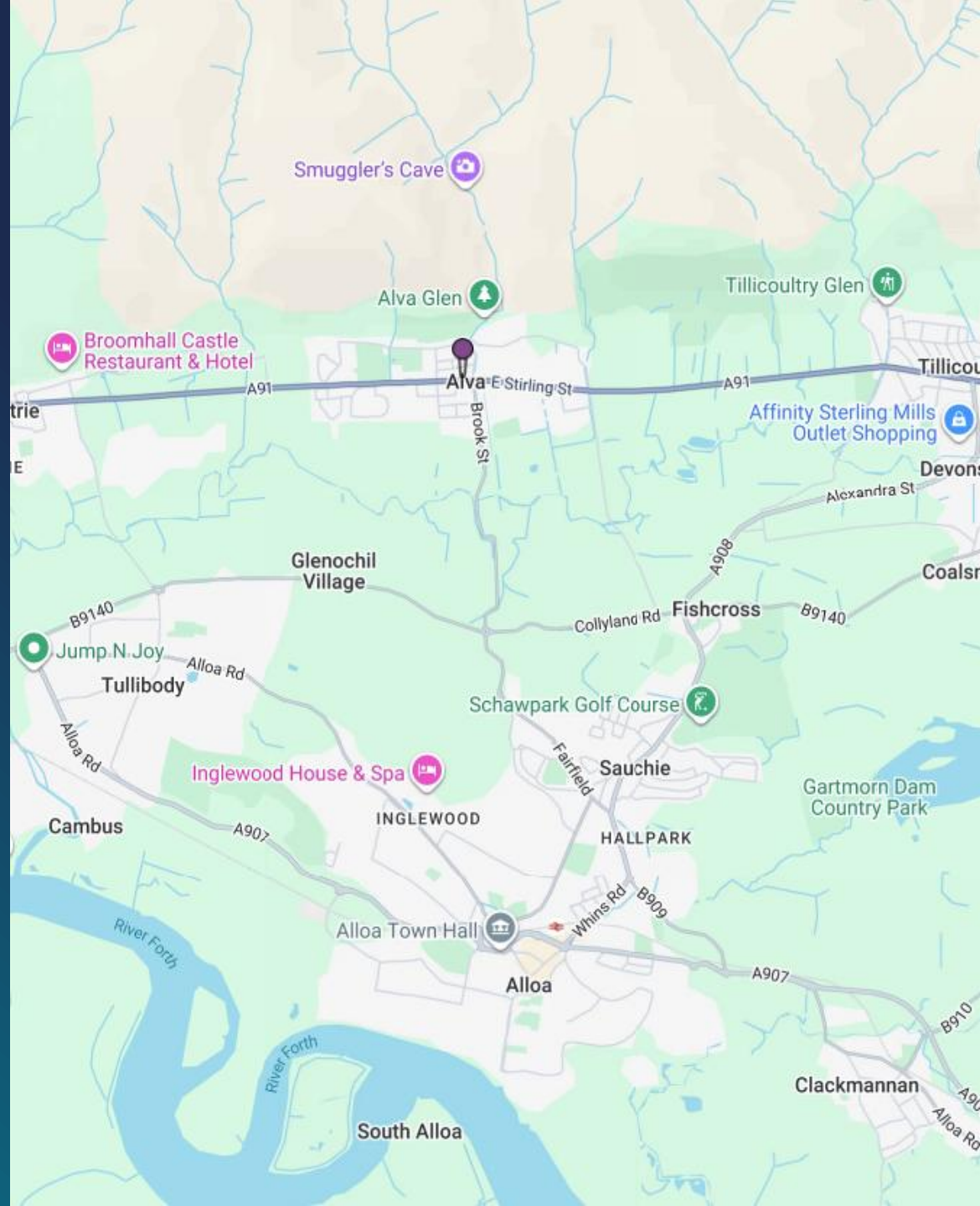
LOCATION

The subject property is located in Alva in Clackmannanshire approximately three miles north west of Alloa and approximately five miles east of Stirling. The property is located on the north side of Stirling Street which is the main arterial road through Alva, between the junctions of Brook Street and Queen Street. The subject property benefits from both roadside frontage and access as well as local transport links to Stirling via the bus network.

The M9 motorway, which connects Edinburgh with Stirling, is located approximately 6.7 miles to the west of the Property. By road, the Property is located approximately 34 miles northeast of Glasgow, 34 miles northwest of Edinburgh, 159 miles northwest of Newcastle upon Tyne, 311 miles north of Birmingham and 424 miles northwest of London.

Alloa railway station is situated approximately 2.5 miles (3.3 miles by road) to the south of the Property. From Alloa there are direct services to Stirling (10 mins), Larbert (18 mins) and Glasgow Queen Street (46 mins).

Edinburgh Airport is situated approximately 22 miles (31 miles by road) to the southeast of the Property.



DESCRIPTION

The property comprises a well-positioned ground floor retail unit occupying part of a traditional three-storey stone-built end terrace property fronting Stirling Street, the principal thoroughfare through Alva town centre. The premises benefit from prominent roadside frontage and display window accommodation together with pedestrian access directly from the street.

Internally, the accommodation is arranged to provide an open-plan front sales area with ancillary rear retail/storage space and WC facilities. The property benefits from laminate flooring, painted walls, suspended ceilings incorporating LED panel lighting to the front section, and mains electricity, water and drainage connections.

The accommodation extends to approximately 28.62 sq m (308 sq ft) Net Internal Area, providing an affordable retail opportunity suitable for a variety of retail, service or office-style occupiers, subject to the necessary consents.





DESCRIPTION	SIZE (SQ M)	SIZE (SQ FT)
TOTAL	28.62	308

USE

Class 1A .

EPC RATING

Available Upon Request

TERMS

The units are offered on Full repairing and Insuring terms for a period to be negotiated.

PRICE

Price on Application

VAT

All prices listed are exclusive of VAT. Interested parties should satisfy themselves to the incidence of VAT.

SERVICE CHARGE

Service Charge to be confirmed.

RATING

The development will require to be reassessed by the Local Authority upon completion.

VIEWING

Strictly through sole letting agents upon completion of works.

CONTACT

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