

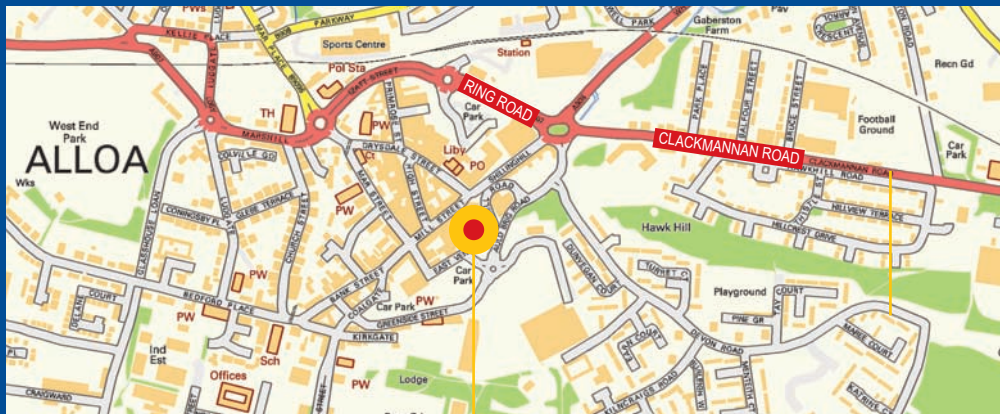
FOR SALE / TO LET



Unit 1 | Thistle Brewery | 2 Mill Road | Alloa | FK10 1JY

**Modern Ground Floor
Commercial Unit - 5,066sq.ft.**

**Griffin
Webster**
0141-248-7808



Location

The premises is located on Mill Road, adjacent to Bensons for Beds and opposite Argos. This is a secondary town location which forms part of Alloa's main retail pitch, nearby occupiers include Santander, Iceland, New Look, Ladbrokes & Thomson. The property also benefits from excellent parking within a few metres.

Description

Purpose built retail units with apartments above. The space is all ground floor and open plan with the layout designed such that there is masked sales/storage and as such a significantly more affordable rental and rates liability.

Floor Area

Ground Floor - 5066 sq ft - 470.64 sq m

Rating

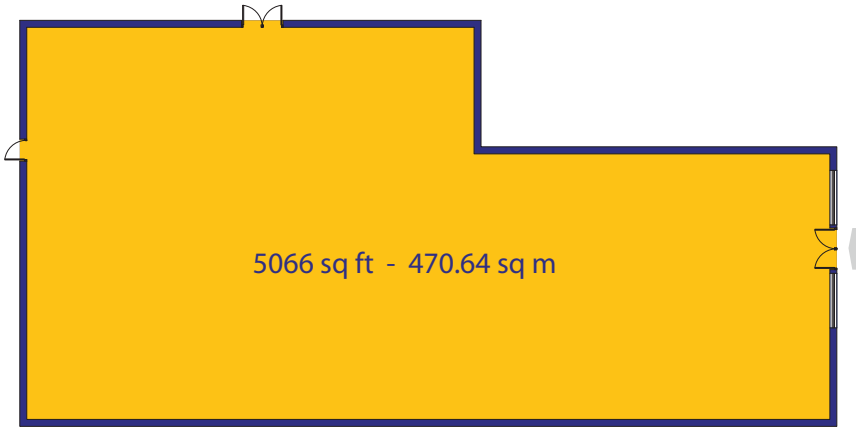
The current assessment is RV £21,750, payable £11,000 approximately.

Lease Terms

New Fri lease of negotiable length, rental offers expected around £30,000 pa.

Sale Price

Offers invited for the heritable interest in the region of £295,000 ex VAT.



Further Information

For further details of viewing, site conditions, planning and disposal terms please contact sole agent:

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