

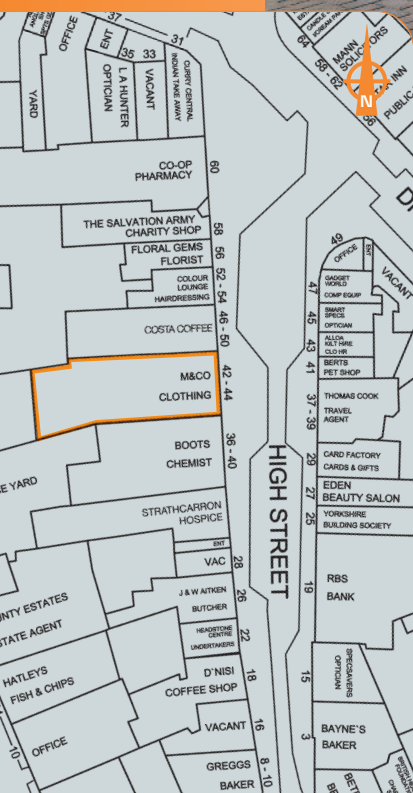
lot 54

40/42 High Street
Alloa, Clackmannanshire, Scotland FK10 1JD

Rent
£41,200
per annum
exclusive

Prime Heritable Retail Investment

- Entirely let to Mackays Stores Limited until 2026
- Prominent position in the prime town centre retail location
- Neighbouring occupiers include Boots, Costa Coffee, Thomas Cook and Royal Bank of Scotland



Location

Location:

- Miles: 9 miles east of Stirling
- 29 miles south-west of Perth
- 30 miles north-west of Edinburgh
- 31 miles north-east of Glasgow

Roads: A907, M9 & M8

Rail: Alloa Railway Station (direct to Edinburgh & Glasgow Queen Street)

Air: Glasgow Queen Street)
Edinburgh & Glasgow International Airports

Situation

The property is situated in a prominent position on the west side of the High Street in the centre of Alloa. The property forms part of Alloa's main retail pitch and benefits from nearby occupiers including Royal Bank of Scotland, Boots, Costa Coffee, Yorkshire Building Society and Specsavers.

Description

The property forms a two storey building providing retail accommodation on ground floor and storage and staff accommodation at first floor level. There is a second entrance to the unit from the High Street, which forms a fire exit.

Tenure

Heritable (Scottish Equivalent of English Freehold).

VAT

VAT is applicable to this lot.

Six Week Completion

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reviews
Ground First	Retail Ancillary	279.17 sq m 126.25 sq m	(3,005 sq ft) (1,359 sq ft)	MACKAY STORES LIMITED (1)	Approx 63 years 3 months from 12/08/1963 until 28/11/2026	£41,200	28/11/2019 and 28/11/2024
Totals		405.42 sq m	(4,364 sq ft)			£41,200	

(1) For the year ending 20th February 2015, Mackays Stores Limited reported a turnover of £160,403,000, and a total net worth of £27,374,000. (Source: www.riskdisk.com 03/02/2016) M & Co has grown organically from a small family business of just 6 stores and now amounts to almost 300. They currently employ more than 3,900 staff, with 3,500 of those based in-store. (Source: www.mandco.com 22/02/2016)

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