

Unit 2, Thistle Brewery Site, Old Brewery Lane, Alloa, Clackmannanshire FK10 1EE

Heritable Retail Investment

Lot 59

£81,000 per annum
exclusive



Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Ground	Retail/Ancillary	880.86 sq m (9,482 sq ft)	ARGOS LIMITED (1)	15 years from 13/03/2006 on a full repairing and insuring lease	£81,000	13/03/2021
Total		880.86 sq m (9,482 sq ft)			£81,000	

(1) For the year ending 27th February 2016, Argos Limited reported a turnover of £3,930,104,000, pre-tax profits of -£180,769,000 and a total net worth of £648,286,000 (Source: Experian Group 08/11/2017).

Key Details

- Let to Argos Limited
- Town centre location
- Nearby occupiers include Savers, Ladbroskes, Santander, Thomson, Poundland and Greggs

Location

Miles: 7 miles east of Stirling
32 miles north-east of Glasgow
33 miles north-west of Edinburgh

Roads: A91, A9, M9, M80

Rail: Alloa Railway Station

Air: Edinburgh and Glasgow International Airports

Situation

The property is situated in the heart of Alloa town centre on the south side of Mill Road at its junction with Shillinghill, Mill Street and Drysdale Street, forming part of Alloa's main retail pitch. Nearby occupiers include Savers, Ladbroskes, Santander, Thomson, Poundland and Greggs.

Description

The property comprises a ground floor retail unit which forms part of a larger building not included within the sale.

Tenure

Heritable (Scottish equivalent of English Freehold).

VAT

VAT is applicable to this lot.

Six Week Completion



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