

Lot 77

£14,000 per annum exclusive

1 Mill Road, Alloa, Clackmannanshire FK10 1EE Heritable Retail Investment



Key Details

- Let to tenant trading as Nisa Local and Post Office until 2035 (subject to option)
- Town centre location
- Nearby occupiers include Savers, Argos, Ladbrokes, 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, Argos, Ladbrokes, 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

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review/ (Reversion)
Ground	Retail/ Ancillary	173.61 sq m (1,869 sq ft)	INDIVIDUAL t/a Nisa Local and Post Office	20 years from 24/03/2015 on a full repairing and insuring lease (1)	£14,000	24/03/2020 & 5 yearly (23/03/2035)
Total		173.61 sq m (1,869 sq ft)			£14,000	

(1) The lease provides for a tenant option to determine on 24th March 2020.



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