

**TO LET  
75 STIRLING STREET  
ALVA  
FK12 5ED**

## Location

Alva is a small town situated in Clackmannanshire located between Tillicoultry and Menstrie, and has a resident population of circa 5,000 persons. Nearby traders include the Co-op, Alva Hardware Store, Alva Fishmongers, Baynes Bakery and Higglety Pigglety Gift Shop.

## Description

The property comprises the ground floor within a 2 storey building of traditional stone construction with a pitched and slated roof. The upper floor is currently given over to residential use.

## Accommodation

From our measured inspection we would confirm the unit extends to the following areas and dimensions:

Gross Frontage: 20' 4" (6.19 m)  
Net Frontage: 18' 4" (5.586 m)  
NIA: 451 ft<sup>2</sup> (41.89 m<sup>2</sup>)

## Lease Terms

The property is offered to the market on the basis of a new full repairing and insuring lease for a period to be agreed incorporating regular upward only rent reviews. Rental offers in the region of £7,000 per annum are sought.

## Energy Performance Certificate

The property has an EPC rating of 'G'. Further details can be provided upon request.



## Entry

Early entry can be provided.

## Planning

The property has Hot Food Consent – a copy of the Decision Notice can be provided on request, alternative uses would also be considered.

## Rates

The property is entered in the Valuation Roll as follows:-

Rateable Value ('23/'24): £5,300

Qualifying parties may benefit from 100% rates relief under the Small Business Bonus Scheme given the level of Rateable Value.

## VAT

All terms are quoted net of VAT.

## Legal Costs

Each party to be responsible for their own legal costs. The ingoing tenant will be responsible for LBTT, registration dues and VAT incurred thereon.

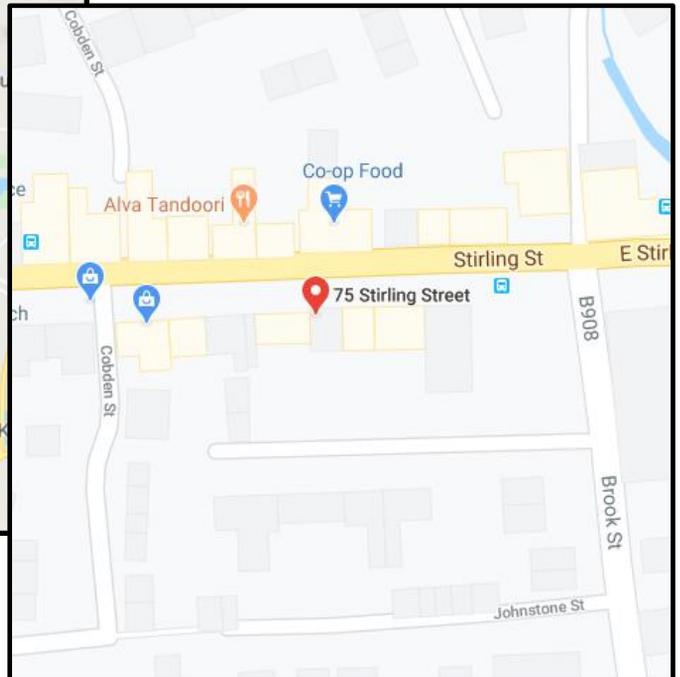
## Money Laundering Regulations

To comply with Money Laundering Regulations we are legally required to undertake due diligence on prospective purchasers/tenants which will at a minimum include proof of identity/address and funding. Applicable documentation will therefore be required on agreement of Heads of Terms.

## Viewing/Further Information

Strictly through the sole agents:

Whitelaw Baikie Figes	Contact:	Gavin Anderson / Colette Brough
Tel: 0141 221 6161	Email:	<a href="mailto:gavin@wbf.co.uk">gavin@wbf.co.uk</a> / <a href="mailto:colette@wbf.co.uk">colette@wbf.co.uk</a>



The information contained within these particulars has been checked, and unless otherwise stated, is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outwith our control.

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- ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them and are advised to do so
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- v) any rateable values quoted have been supplied by reference to the relevant local rating authority. Interested lessees are advised to satisfy themselves as to their accuracy.