

148 WEST STIRLING ST, ALVA, FK12 5EN

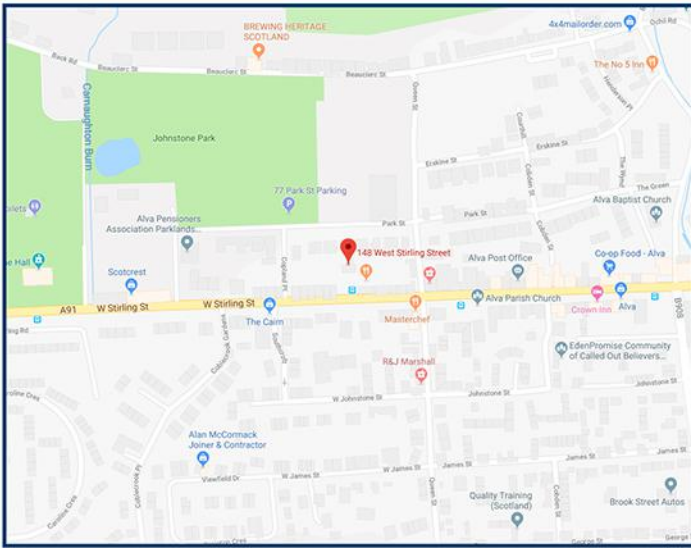


GROUND FLOOR FRMR BANK / DEVELOPMENT OPPORTUNITY

The subjects are situated on the North side of West Stirling Street between its junctions with Queen St to the East and Copland Place to the West in the town of Alva.

Alva is a small town at the foot of the Ochil Hills in Clackmannanshire which is Scotland's smallest county with a population in excess of 49,000. Neighbouring occupiers include Lavish Auto's, Alva Community Access Point, Master Chef & One Stop.

- Situated on Main Thoroughfare
- Prominent Position in Alva
- Potential For Residential Conversion
- Dedicated Parking
- 1,355sq ft
- Rates Exempt
- Lease: £11,000per annum
- Freehold: £95,000



Subjects

The subjects comprise an extensive ground floor former bank set within a 2 storey development of traditional development surmounted by a pitched roof. The subjects benefit from dedicated parking provided by front yard area with the subjects being recessed from the roadside.

The subjects are accessed via a recessed single timber framed, glazed door leading to an open plan customer area with partitioned private room to the West. The subjects have been configured and decorated in accordance with the previous occupiers corporate specifications, w.c facilities, staff tea prep and further office are situated to the rear of the demise.

The subjects would lend themselves to redevelopment to a residential dwelling, subject to planning.

AREA

The subjects have been measured on a Net Internal Area extending to;

Ground: 125.88sqm (1,355sq ft)

NAV/RV

The subjects have been assessed and entered onto the valuation roll with the following NAV/RV

£6,300

The subjects qualify for 100% rates exemption.

PROPOSAL

Our client is offering the subjects on a new full repairing and insuring lease for a negotiable term for £11,000 per annum.

Freehold Offers Of £95,000 are invited.

E.P.C

Available on request

V.A.T

Prices quoted are exclusive of V.A.T

VIEWING

Available on request

LEGAL

Each party shall bear their own legal costs incurred in the transaction

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