



**Clackmannanshire
Council**

www.clacksweb.org.uk

FOR LEASE 14 Bank Street, Alloa



**Office Suite approx 80 square metres (860 sq ft) in
prominent town centre location.**

**Clackmannanshire Council, Services to Communities, Kilncraigs, Greenside
Street , Alloa. FK10 1EB
Tel 01259 452647**

14 Bank Street, Alloa

Alloa

Alloa is located within Clackmannanshire Local Authority approximately 56km (35 miles) north east of Glasgow and 48km (30 miles) north west of Edinburgh. The nearest Airport is located within a 1 hour drive time and Alloa Railway Station is within walking distance from the subjects.

Clackmannanshire has been the focus for a number of public/private initiatives in recent years. The Clackmannanshire Bridge opened in October 2008 which provides a fast and efficient link from Clackmannanshire to the Wider National Motorway Framework (M9 and M876). In May 2008 the new Kincardine - Alloa - Stirling Rail Link was opened linking Clackmannanshire to the National Railway Network.

Alloa is the administrative centre for Clackmannanshire and has benefitted from a number of town centre regeneration projects including new prime retailing space and the upgrading of urban walkways and public landscaping. As well as attracting high street retailers there are also a range of food superstores including Tesco, Asda, Morrison's, Aldi and Lidl. September 2011 also marked the official opening of the Forth Valley College Alloa Campus which is within walking distance of Alloa Town Centre.

Location

The property is located on the ground floor of the former District Court building in Bank Street in close proximity to all town centre facilities.

Description

The property comprises a ground floor office suite in a three storey stone building with offices above and residential accommodation on the upper floor.

two storey b with three separate rooms and toilet accessed from a common entrance. A new Gas Central Heating boiler has recently been installed. property

Accommodation

A more detailed description to be provided. Area is estimated to be :
Ground Floor 80 square metres.

Parking

Public parking is located opposite and on the street. There are no dedicated parking spaces associated with the property.

Rateable Value

According to the Scottish Assessors Association website the subject property is entered in the current valuation roll at NAV / RV £5,500.

Lease Terms

The property is offered for lease on flexible terms for a minimum period of 3 years.

Legal Costs and Charges

Each party will be responsible for their own expenses incurred in relation to the preparation of a formal lease.

Viewing and Enquiries

All enquiries should be made to :

Estates Team
Kilncraigs
Greenside Street,
Alloa,
FK10 1EB

Tel 01259 452647

Property Misdemeanors Act 1991

Clackmannanshire Council hereby give notice that :

- 1 - These particulars are for guidance only and do not constitute a contract either in whole or part
- 2 - Clackmannanshire Council cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein
- 3 - Prospective purchasers must not rely on these statements as representations of fact and must satisfy themselves as to accuracy
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