

**Clackmannanshire Council**  
**Letting Opportunity**

**FOR LEASE**

**Retail Unit**

**77 Main Street Sauchie FK10 3JY**

**Internal Area 59sqm (635sqft)**



**Clackmannanshire  
Council**

[www.clacks.gov.uk](http://www.clacks.gov.uk)

Comhairle Siorrachd  
Chlach Mhanann

Clackmannanshire Council, Development & Environmental Services, Kilncraigs, Greenside Street, Alloa, FK10 1EB.

Telephone: 01259 450000 Email: [propertyservices@clacks.gov.uk](mailto:propertyservices@clacks.gov.uk)

## **Description**

The subject property has a total floor space of 59sqm (635sqft) and is located in Sauchie Main Street shopping parade on the ground floor of a three storey building with residential accommodation on the upper floors, access is available to the front and rear of the building where a drop off point is also located. The property benefits from a glazed frontage and consists of a front shop area and one room/workshop to the rear of the property along with a separate toilet and sink area. The property also consists of a vinyl/ tile covered concrete floor, painted plasterboard walls and electric heating.

## **Parking Facilities**

There is a common yard area to the rear of the property providing adequate services and public parking facilities.

## **Services**

The unit has a mains water supply, drainage and electricity.

## **Use**

The unit is suitable for class 1 (retail) or Class 2 (business use), under Town and Country Planning (Use Classes) (Scotland) Order 1997 however prospective tenants are required to satisfy the Council of suitability for their intended use, and also comply with any statutory controls. Overnight parking and storage of materials, equipment, containers etc. are not permitted to the rear of the property or in the public parking area at any time.

## **Lease Terms**

The unit will be let on a Full Repairing & Insuring basis for a period of three years. One financial and two trade references will be required for approval to the completion of the lease, alternatively new start businesses will be subject to three months rental in advance prior to the lease commencement.

The rent payable will equate to approximately £10 per sqft equating to £5,100 per annum. Rent will be required to be paid by bankers standing order and to be set up prior to entry. One months rental will require to be paid and cleared before keys are handed over to the tenant.

## **Rates**

We understand that the uniform business rate for 2018/19 is £0.48. The rateable value for the property is £4250, rates payable are £2040 per annum. The rates payable may qualify for further relief and information is available online at <https://www.mygov.scot/business/business-premises-rates/>

## **Enquiries**

For further information or to arrange a viewing of the property please contact -  
The Estates Team, Tel: 01259 452646/7 or email: [rduff@clacks.gov.uk](mailto:rduff@clacks.gov.uk) or [amackenzie@clacks.gov.uk](mailto:amackenzie@clacks.gov.uk)

## **Conditions of lease**

The property will be let as possessed by Clackmannanshire Council subject to all conditions and/or restrictions affecting it, whether or not contained in the Title Deeds. The lease by the Council shall contain such clauses and conditions as the Council's solicitors may consider necessary for the protection of its interest.

Incoming tenants will bear their own professional fees and expenses incurred in completing the lease and, in addition, the Council's reasonably incurred legal fees.

Since the lease of property is a serious undertaking, you are recommended to take appropriate professional advice.

The Council reserve the right to lease any unit on the receipt of the first acceptable offer and are under no obligation to accept the highest or any offer submitted.

*These particulars are intended as a guide only. Their accuracy is not warranted or guaranteed. Intending tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show part of the property, which may have changed since they were taken.*

*These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between the Council's solicitors and the solicitors acting for the tenants.*

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