



- Prominent location.
- Large Showroom and workshop Premises.
- Surfaced yard area.
- Ready for immediate occupation

VIEWING & FURTHER INFORMATION:

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FOR SALE/LET

Showroom/Garage

Alva Motor Company, East Stirling Street, Alva, FK12 5HA

LOCATION

Alva is a small town located at the foot of the Ochil Hills in Clackmannanshire. Clackmannanshire is Scotland's smallest County with a population of just over 49,000. The main towns and cities nearby include Stirling, Falkirk, Kincardine and Grangemouth. The town is well serviced with local shops and amenities and has several local tourist attractions including the historic Mill Trail. Alva has good connections and is within a 50 minute drive from Edinburgh and one hour from Glasgow. Access to Scotland's motorway network is provided via Junction 9 of the M9. Alva has shown substantial growth over the past decade and is a popular town for tourists and commuters to nearby Stirling and Alloa. The subjects are located on the northern side of East Stirling Street between its junctions with Croftshaw Road and Norton Street. The surrounding area is mixed in nature to include both residential and commercial properties.

DESCRIPTION

The subjects comprise a car showroom and garage providing large car showroom fronting onto East Stirling Street, rear workshop and side office area. The showroom is of brick construction surmounted by a monopitched roof overlaid partly in corrugated metal sheet with the remainder being overlaid in corrugated asbestos. The property benefits from a large glazed display window which spans the entire frontage of the property. The rear workshop is of brick construction surmounted by a flat roof overlaid in bitumen felt. The side office area is of brick construction surmounted by a flat roof overlaid in bitumen felt whilst providing office accommodation and a w.c. To the side and rear of the property is extensive yard space and further vehicle display space to the front of the property.

FLOOR AREAS

From sizes taken from plans we calculate each unit, measured in accordance with the RICS Code of Measuring Practice (6th Edition) to extend to the following approximate gross internal floor area:

Showroom - 262.4m² 2,824ft²
Rear Workshop - 111m² 1,195ft²
Office - 27m² 291ft²
Total - 400.4m² 4,310ft²

PROPOSAL

Offers of £15,000 per annum (Plus VAT) are invited. We are able to offer a wide range of incentive packages subject to lease duration and covenant strength.

VAT

All prices, premiums and rents quoted are exclusive of VAT.

EPC

Rating G.

RATING

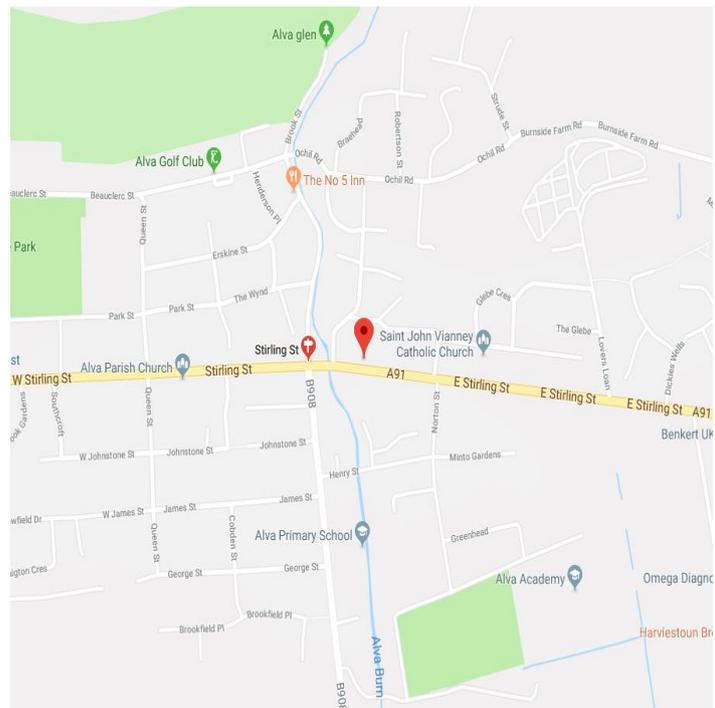
To be reassessed.

LEASE TERMS

Our clients would consider entering into a full repairing and insuring lease for a term to be negotiated.

CLOSING DATE

A closing date may be set and all interested parties should make a note of interest at the offices of the sole agent. We reserve the right to sell or let the property without setting a closing date and we are not obliged to accept the highest or indeed any offer for sale of the premises.



VIEWING

For further information or viewing arrangements please contact the sole agents:

A 11 Gladstone Place, Stirling, FK8 2NN

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