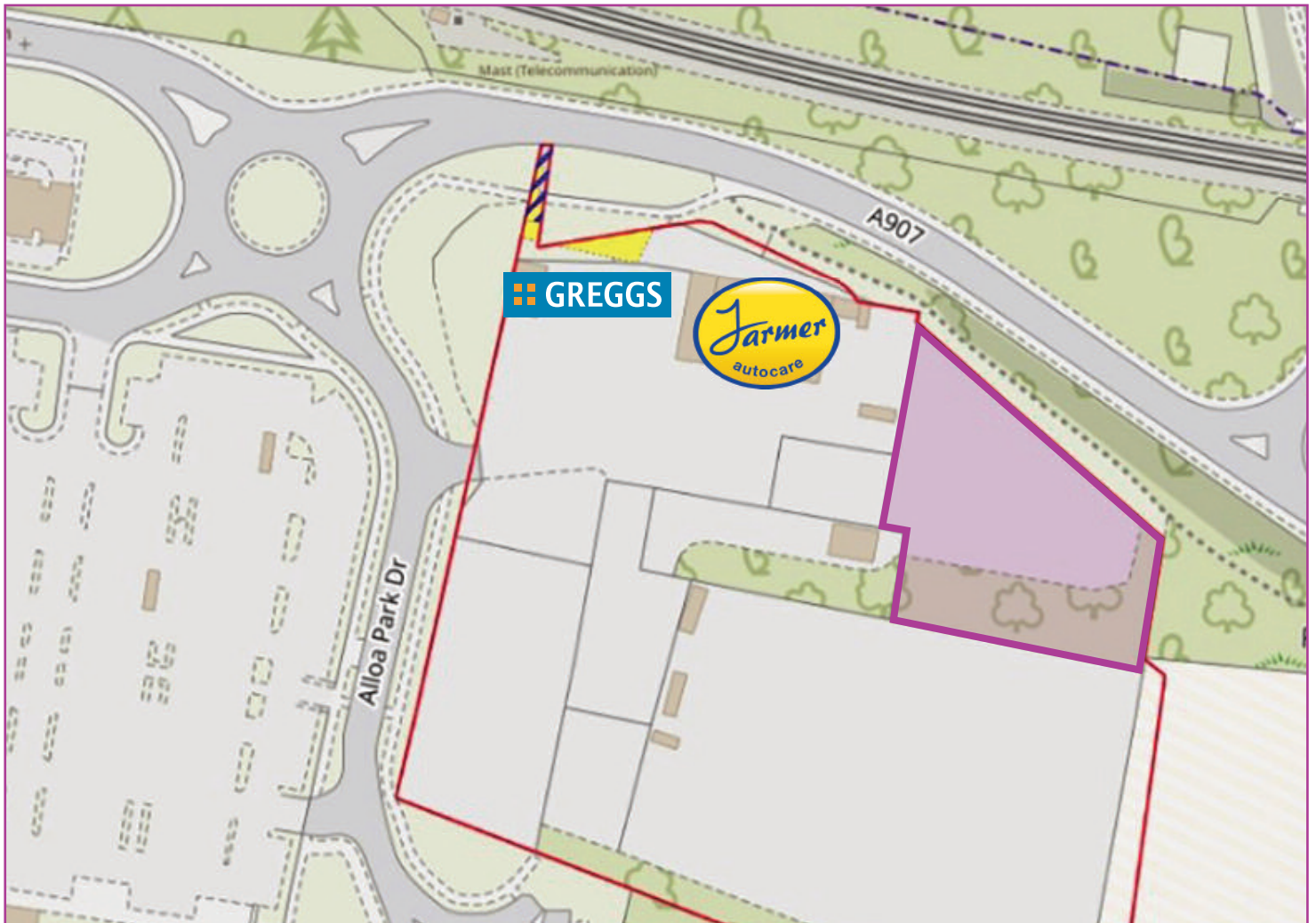


DALKIN + CO

TO LET

**FULLY SECURE LEVEL SITE NEXT TO FARMER AUTOCARE /
GREGGS DRIVE THRU / MORRISONS**



**OLD RUSSELLS YARD
CLACKMANNAN ROAD
ALLOA FK10 4DA**



Location

Alloa with a resident population of over 20,000 residents is located some 6 miles to the east of Stirling and 8 miles to the north of Falkirk + Grangemouth.

The site is situated on the south side of Clackmannan Road at its junction with Alloa Park Drive a mile to the east of the town centre and is located next to **FARMER AUTOCARE** + a new **GREGGS DRIVE THRU** adjacent to **MORRISONS** and **B+M**.

Clackmannan Road (A907) links Alloa town centre to Kincardine Bridge.

Description

The site is level and fully secured with new fencing all round the site.

The site is further protected by CCTV that covers the larger site.

Access is available 24/7.

Whilst there are no separate services connected on site, water and electric are available and as such could be provided if required.





Accommodation

The site has a frontage of around 50m and a site depth of around 65m and extends to around 0.62 acres or 0.25 hectares

It has previously been used as a site for selling sheds.

Rent/Lease

The site is available on a short term basis for a minimum of 1 year - longer term leases can be considered but would need to incorporate a development break clause on 6 months notice.

Rental offers are invited.

Rateable Value

We understand the current rateable value is £1,600, so certain occupiers may qualify for 100% rates relief - details on application.

Entry

Immediate entry is available.

Legal Costs

Both parties will be responsible for their own legal costs.





ANTI MONEY LAUNDERING

In accordance with anti - money laundering regulations 2 forms of identification along with a home address and information to confirm the source of funding will be required from the successful buyer or new tenant.

Viewing & Further Information

Strictly by prior arrangement as the owner needs 24 hours notice to provide access.



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