

TO LET

TOWN CENTRE RETAIL UNIT

NIA: 85.34 SQM (1995
SQFT)

Busy retail parade with
high levels of pedestrian
and vehicular traffic

Suitable to a Variety of
Uses (Subject to Planning)

May Qualify for 100%
Rates Relief through the
SBBS.

**RENTAL OIEO £25,000
PER ANNUM**



CLICK HERE FOR LOCATION!



8-10 HENDERSON STREET, BRIDGE OF ALLAN, FK9 4HT

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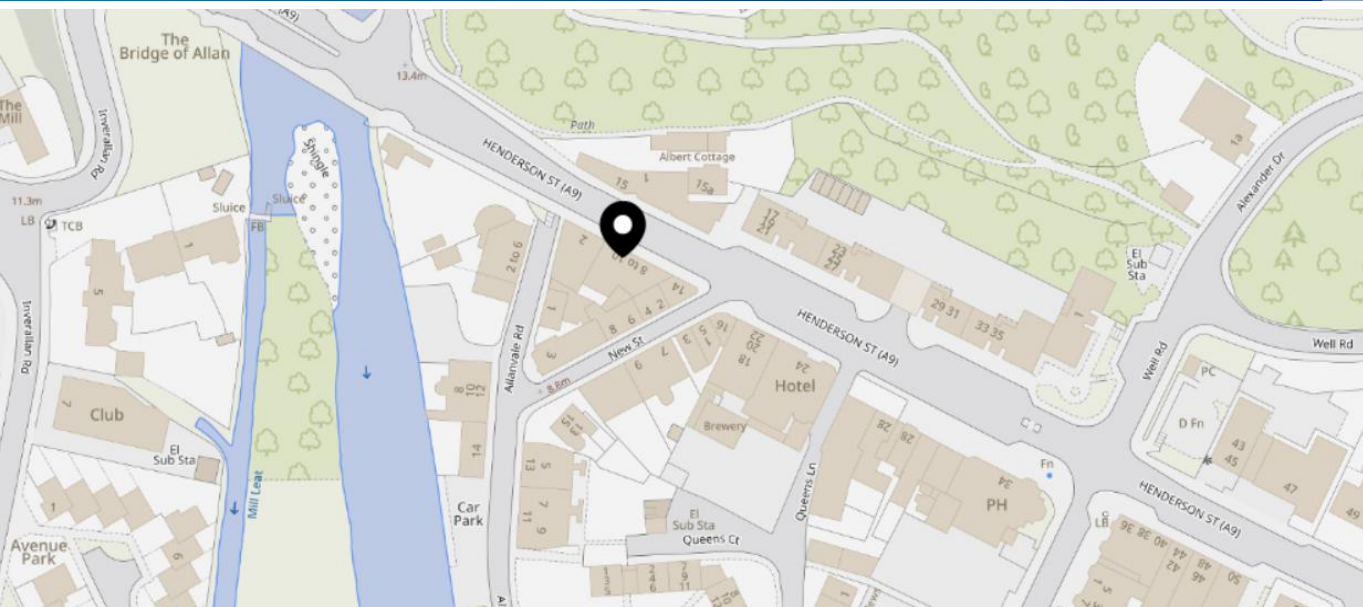
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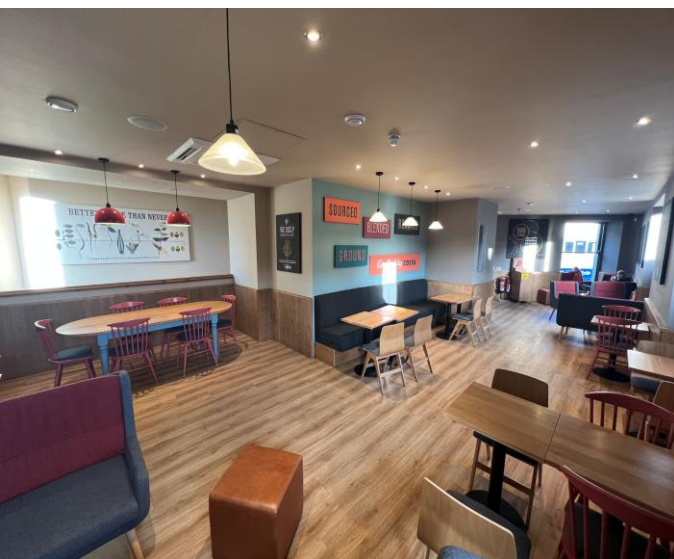
Location

**8-10 HENDERSON STREET,
BRIDGE OF ALLAN, FK9 4HT**



LOCATION

The property occupies a prime retail location on Henderson Street in the affluent town of Bridge of Allan. Bridge of Allan is located 3 miles north of Stirling city centre and has a population of approximately 5,500 residents. The property is located on the south side of Henderson Street and provides an attractive frontage onto Henderson Street, Bridge of Allan's primary retailing pitch. Surrounding occupiers are typically of a retailing nature at ground level, with the upper floors predominantly comprising residential dwellings. Nearby occupiers include Dominos, Lloyds Pharmacy, Bayne's and Run 4 It.



DESCRIPTION

The subjects comprise a two-storey, mid-terraced retail unit offering open plan accommodation over the ground and first floors. The ground floor comprises seating/sales space, a service area, and W/C facilities. The first floor provides additional customer seating, W/C and storage space.

The property was previously occupied by Costa Coffee and is presented in their standard corporate fit-out. Lighting is a mix of spotlights and pendant lamps. Electric radiators provide heating, and there is air conditioning present. The property has two large customer display windows and a fascia board for signage.



[CLICK HERE FOR LOCATION!](#)



RENTAL

Our client is seeking rental offers of £25,000 per annum exclusive.

PLANNING

We understand that the property has Class 1A Planning Consent, all in Terms of the Town and Country Planning (Use Classes) (Scotland) Order 1997.

The property may suit alternative uses subject to obtaining all necessary planning consents. It will be incumbent upon any purchaser to satisfy themselves in this respect.

ENERGY PERFORMANCE CERTIFICATE

The property has an energy performance rating G; an energy performance certificate is available upon request.



J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. April 2026

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction. The ingoing purchaser/tenant will be responsible for any Land and Building Transaction Tax (LBTT) and Registration Dues, if applicable.

VAT

All figures quoted are exclusive of VAT at the prevailing rate.

RATEABLE VALUE

The subjects are currently entered into the Valuation Roll at a rateable value of £15,400.

The rate poundage for 2026/2027 is 48.1p to the pound.

As such, incoming occupiers may benefit from 100% rates relief via the Small Business Bonus Scheme.

ACCOMMODATION

	SqM	SqFt
Ground Floor	48.68	524
First Floor	136.66	1,471
TOTAL	185.43	1,995

The above floor areas have been calculated on a Net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).

Get in Touch

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



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ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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