

TO LET

RETAIL/SHOWROOM

- > SUITABLE FOR A VARIETY OF USES
- > HIGHLY VISIBLE STORE FRONT
- > CLASS 1A PLANNING CONSENT
- > IMMEDIATE ENTRY AVAILABLE
- > ASKING RENT: £10,400 PA

EAST MAIN STREET, MENSTRIE, FK11 7BL

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LOCATION

The subjects are situated within the village of Menstrie, Clackmannanshire. Menstrie is situated approximately 5-miles to the northeast of the City of Stirling and 4 miles to the northwest of Alloa. The village is one in a string of towns at the base of the Ochil Hills known collectively as the Hillfoots villages. The subjects are situated on East Main Street which forms part of the A91 Stirling to St Andrews trunk road. They therefore benefit from a level of passing vehicular traffic.

DESCRIPTION

The Subjects comprise a single story detached building of brick construction which is surmounted by a pitched slated roof. Internally the accommodation comprises open plan sales, rear and attic storage and the shop is fitted out to a good standard. It was last occupied as a convenience store and is suited to a wide range of retail and other uses.

RATEABLE VALUE

The property has a rateable value of £13,600. The rate of poundage for 2025/2026 is 49.8p to the pound.

In addition, rates relief may be available with further information available upon request. Please refer to the Scottish Assessors portal for further information www.saa.gov.uk.

RENT

Our client is seeking rental offers of £10,400 per annum.

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.

ENERGY PERFORMANCE CERTIFICATE

An energy performance certificate is available upon request.

VAT

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

PLANNING

We understand that the property has planning consent for its existing use. The property may suit alternative uses subject to obtaining all necessary planning consents.

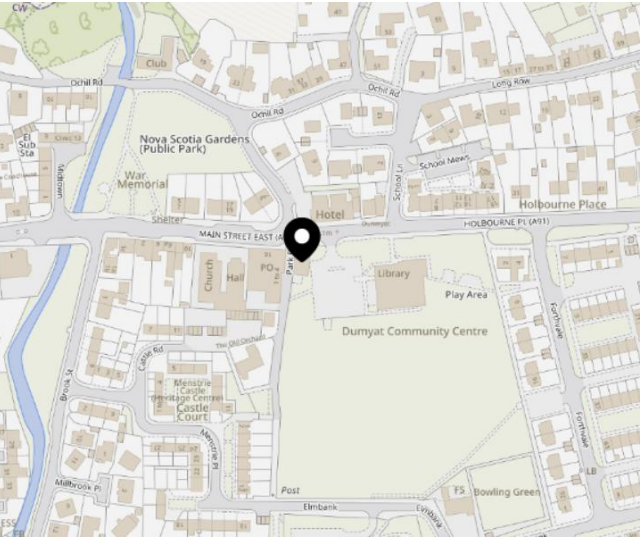
ANTI-MONEY LAUNDERING REGULATIONS

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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ACCOMMODATION	SQFT	SQFT
Ground	129.91	1,398
Attic (Store)	15.57	168
TOTAL	145.48	1,566

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).



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

Shepherd Chartered Surveyors 11 Gladstone Place, Stirling, FK8 2NN
Alasdair McConnell MA (Hons) MRICS a.mcconnell@shepherd.co.uk 01786 450 438

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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. We comply with the Money Laundering, Terrorist Financing and Transfer of Fund Regulations 2017.

REVISED: SEPTEMBER 2025

