

FOR SALE BY ONLINE AUCTION

**Auction Date: 16th
April 2026**

Ground Floor Retail/Office Unit

Suitable For A Variety Of Uses
(Subject To Planning)

High Levels Of Passing Traffic

NIA:- 83.51 SqM / 899 SqFt

May qualify for 100% rates relief via
the SBBS Scheme.

GUIDE PRICE: £60,000



[CLICK HERE FOR LOCATION](#)



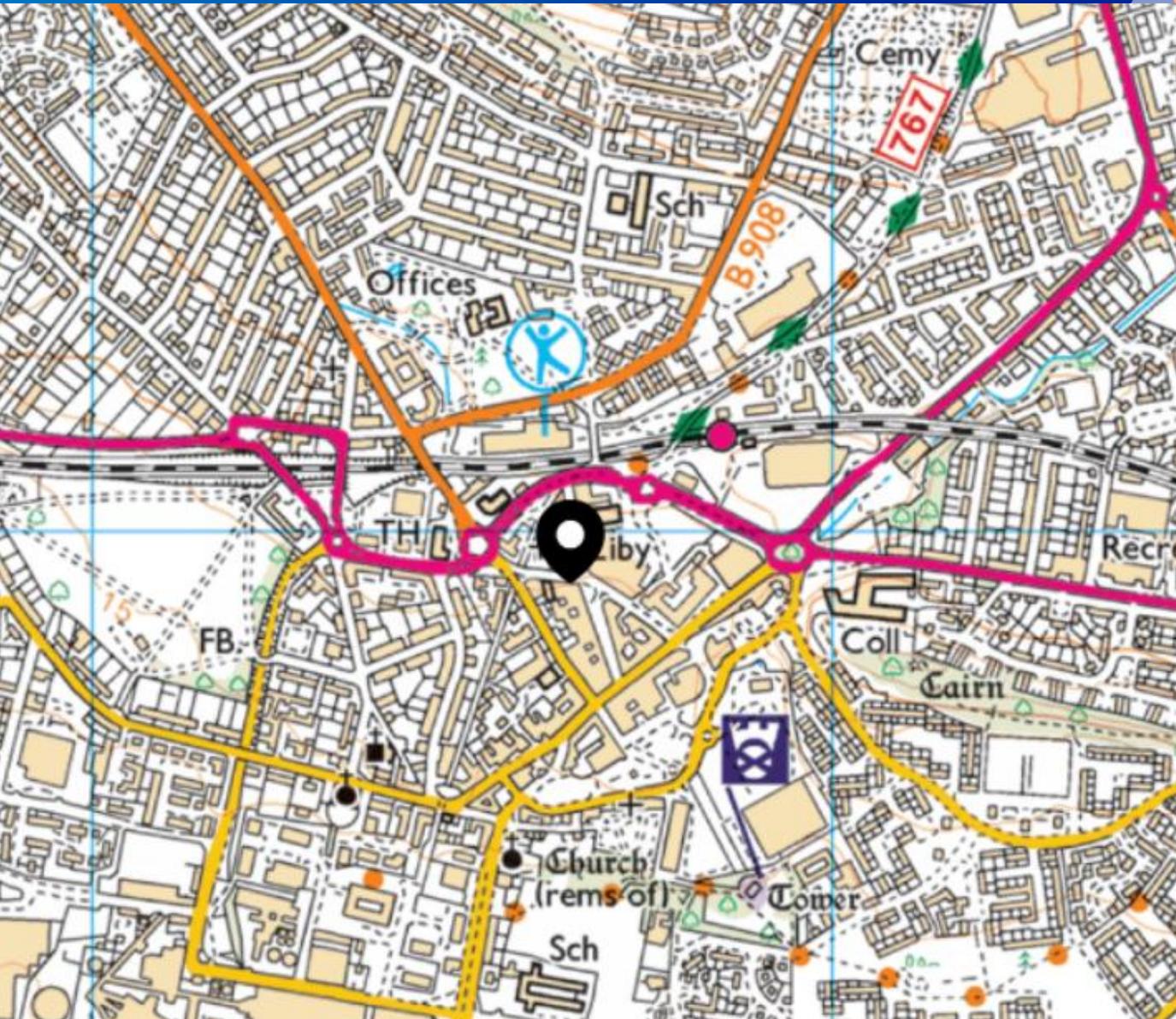
**TOWNHEAD INSTITUTE UNIT 3, 39 DRYSDALE STREET,
ALLOA, FK10 1JL**

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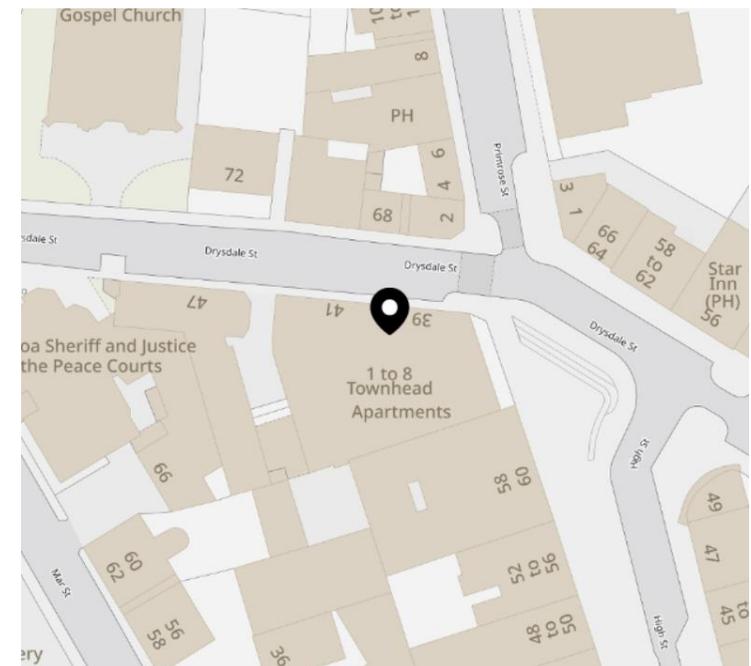
LOCATION

The town of Alloa is located in central Scotland, on the northern banks of the River Forth. It lies approximately 40 miles north-west of Edinburgh and 7 miles east of Stirling, with access via the M9 and A907.

Drysdale Street is a principal thoroughfare running through the town centre, connecting the High Street and Shillinghill at either end. The property is situated on the south side of Drysdale Street in close proximity to the junction with Primrose Street.

Surrounding occupiers include Alloa Post Office, TSB Bank, William Hill, and the Sense Scotland charity shop.

On-street parking is available directly outside the property, as well as on adjacent streets.



Ground Floor Retail/Office Unit



FIND ON GOOGLE MAPS



Description

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DESCRIPTION

The premises comprise a ground floor retail unit within a two-storey building, with high levels of passing traffic. Thus, benefitting from a prominent roadside location.

The front shop area is currently unfitted, lacking the typical fixtures and fitting. The space features an open plan sales area allowing opportunities for a range of businesses.

To the rear, there is a dedicated area featuring a private meeting room, WC, Kitchen and storage space.

This property benefits from roll down security shutters at the shared access entrance which also protect the adjacent unit.



Accommodation	SQM	SQFT
Ground Floor	83.51	899
Total	83.51	899

RATEABLE VALUE

The subjects are currently entered in the current valuation roll at £10,300, however the newly proposed value for £9,300. As such, the property may benefit from 100% rates relief via the Small Business Bonus Scheme.

Please refer to the Scottish Assessors portal for further information www.saa.gov.uk.



Auction Date

The auction will be held on 16th April 2026 at 2:30pm.

Registering to Bid

All parties wishing to bid will be required to pre-register against any lots they wish to bid on using the link below:

<https://www.shepherd.co.uk/auctions-remote-bidding/>

Bidders will also be invited to undertake an AML identity check and provide debit card details for a Stripe check.

Deposit

At the end of the auction, the winning bidder must immediately pay a non-refundable deposit of 10% of the purchase price (plus VAT if appropriate), subject to a minimum of £5,000.

Reserve Price

The reserve price is the minimum price for which the property can be sold, this figure is confidential between the auctioneer and the vendor and cannot be disclosed.

If the reserve price isn't met, the property will remain unsold. You can contact our team and at this point you'll be able to make an offer which will be referred to the sellers for their consideration

Guide Price

The property has a guide price of £60,000.

If properties are advertised with a guide price this will be within 10% either above or below the reserve price.

If the guide is shown as falling within a range of prices, then the reserve price will not exceed the highest value quoted.

Buyer Fees

The buyer's fee is £2% plus VAT subject to a minimum of £2,300 plus VAT.

Legal Pack

The legal pack is available to view online.

Planning

We understand that the property has planning consent for its existing use. It is incumbent on the incoming purchaser or tenant to satisfy themselves in his respect.

The property may suit alternative uses subject to obtaining all necessary planning consents.

Vat

See Legal Pack.

Energy Performance Certificate

The Energy Performance Certificate for this property has a rating of B.

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. PUBLICATION DATE March 2026

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.

[shepherd.co.uk](https://www.shepherd.co.uk)

