

FOR SALE BY ONLINE AUCTION

Ground Floor Retail Unit

Auction Date: 16th April 2026 at
2.30pm.

SUITABLE FOR A VARIETY OF
USES (SUBJECT TO PLANNING)

HIGH LEVELS OF PASSING
TRAFFIC

NIA:- 83.51 SQM / 899 SQFT

Guide Price: £60,000



[CLICK HERE FOR LOCATION](#)



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

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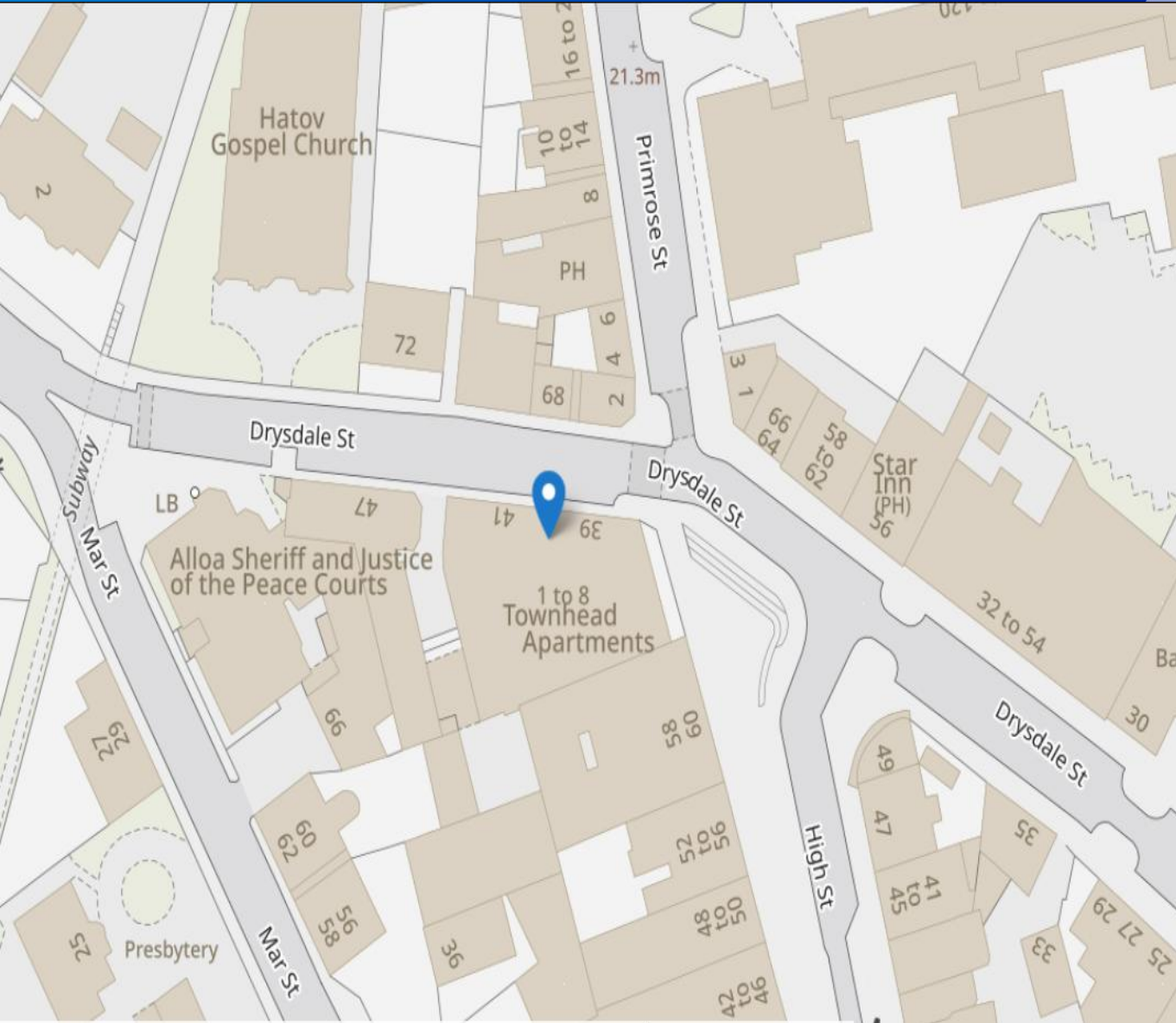
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LOCATION

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.





Description

TOWNHEAD INSTITUTE UNIT 3,
39 DRYSDALE STREET, ALLOA, FK10 1JA

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



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 2.4% plus VAT subject to a minimum of £2,200 plus VAT.

Legal Pack

The legal pack is available to view online.

VAT

See Legal Pack.

Energy Performance Certificate

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

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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