



LOCATION

Alloa is a town in Clackmannanshire in the Central Lowlands of Scotland, on the north bank of the Firth of Forth close to the foot of the Ochil Hills 5.5 miles east of Stirling and 7.9 miles north of Falkirk.

The property is located on the south side of Bank Street and immediately opposite Chalmers Theatre. Other occupiers located nearby include **Andrew Wilson, Butcher**; **Rhona McCallum, Hair**; **Sony Centre** and **Flowers by Arrangement**.

TERMS

Our client's freehold interest is available

Each party is to be responsible for their own legal and other associated costs incurred in this transaction.

PRICE

Offers over £120,000

EPC

An Energy Performance Certificate is attached for your information.

Accommodation

Ground Floor:	148.92 sq m	1,603 sq ft
TOTAL:	148.92 SQ M	1,603 SQ FT

Business Rates and Service Charge

Rateable Value (2017)	£10,600
Uniform Business Rates (2017/18) (exclusive of water & sewerage)	£0.466
Rates Payable (2017/18)	£4,940 pa

For more information, please contact:

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Energy Performance Certificate

Scotland

Non-Domestic buildings and buildings other than dwellings

Clydesdale Bank, 11 Bank Street, Alloa FK10 1HP

Date of assessment: 21 February 2014
Date of certificate: 11 March 2014
Total conditioned area: 175.65m²
Primary energy indicator: 866 kWh/m²/yr

Reference Number: 0228-1902-8304-4970-4000
Building type: Retail/Financial
Assessment Software: EPCgen, v4.1.e.5
Transaction Type: Voluntary issue

Building Energy Performance Rating

Excellent



Net Zero Carbon or better

(0-15)

A

(16-30)

B

(31-45)

C

(46-60)

D

(61-80)

E

(81-100)

F

(100+)

G

Current

153

Potential

142

Very Poor

Approximate Energy Use:

296 kWh per m² per year

Approximate Carbon Dioxide Emissions:

153.27 kgCO₂ per m² per year

The building energy performance rating is a measure of the effect of a building on the environment in terms of carbon dioxide (CO₂) emissions. The better the rating, the less impact on the environment. The current rating is based upon an assessor's survey of the building. The potential rating shows the effect of undertaking all of the recommended measures listed below. The Recommendations Report which accompanies this certificate explains how this rating is calculated and gives further information on the performance of this building and how to improve it.

Benchmark

A building of this type built to current building regulations at the date of issue of this certificate would have a building energy performance rating of:



Recommendations for the cost-effective improvement of energy performance

1. Add time control to heating system.
 2. Consider replacing T8 lamps with retrofit T5 conversion kit.
 3. Introduce HF (high frequency) ballasts for fluorescent tubes: Reduced number of fittings required.
- There are additional improvement measures applicable to this building. Refer to the Recommendations Report.



The Green Deal may allow you to make your building warmer and cheaper to run at no up-front capital cost. See your Recommendations Report for more details.

THIS PAGE IS THE ENERGY PERFORMANCE CERTIFICATE WHICH MUST BE AFFIXED TO THE BUILDING AND NOT BE REMOVED UNLESS REPLACED WITH AN UPDATED CERTIFICATE.