

Castlebridge Business Park.

ALLOA | FK10 3PZ

On instruction of



FOR SALE
/ TO LET



**YARD / REDEVELOPMENT
OPPORTUNITY
SUBJECT TO PLANNING**

- Site extends to approximately 30 acres (12.1 hectares)
- Hardstanding land extends to approximately 15 acres (6.1 hectares)
- Surfaced plots available from 1 acre (0.4 hectares)
- Planning consent previously granted for commercial development

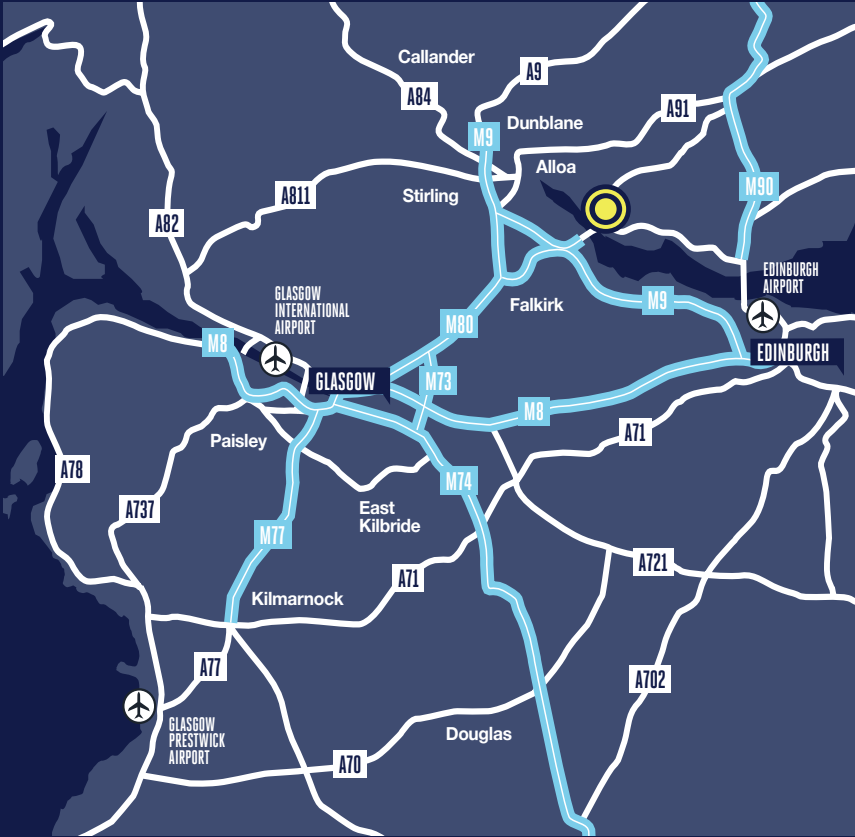
LOCATION

Castlebridge Business Park is situated approximately 2.5 miles from the Clackmannanshire and Kincardine bridges.

The site is located in a prominent position benefiting from main road frontage onto the busy A977 which provides access to Scotland's motorway network via Junction 6 of the M90 and Junction 7 of the M9.

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DESCRIPTION

The site was previously The Scottish Coal Authority headquarters forming part of the wider Longannet complex. The site has been cleared of all buildings and extends to 30 acres (12.1 hectares).

Approximately 15 acres (6.1 hectares) of land has been surfaced and is available for a variety of different uses. The majority of the site is surfaced in concrete although there are also small tarmacadam surfaced areas throughout.

Subject to planning, we anticipate the site would be able to accommodate the following uses:

Industrial

The site is superbly situated to be utilised as a distribution / manufacturing location.

Yard

The areas of hardstanding / tarmac could be used for open storage.

ACCOMMODATION

The entire site extends to 30 acres (12.1 hectares). Within this there are various hardstanding plots available ranging from 1 acre to 15 acres (0.4 to 6.1 hectares).

PLANNING

The subject benefits from outline planning consent for business, industry and storage / distribution. This was obtained in September 2006 and extended in 2010 (Planning Reference: 06/00321/OUT).

This consent included a master plan indicating the ability to develop up to 400,000 sq ft of commercial business premises.

All further planning enquiries should be directed to Clackmannanshire Council's Planning Department.



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RATEABLE VALUE

The entire subjects were previously entered in the valuation roll with a Rateable Value of £140,000. This will be re-assessed due to the recent demolition of all buildings on the site. In the normal manner, any ingoing occupier will be responsible for any business rates costs incurred in association with their occupation. Further information is available on the Scottish Assessors website (www.saa.gov.uk) and interested parties should make their own enquires.

VAT

VAT will be payable on the rent and other charges.

LEGAL COSTS

Each party will bear their own legal costs incurred during any transaction and the tenant will be responsible for any LBTT and registration dues applicable.

ASKING TERMS

Price, rent and lease terms are available on application.

The subjects are available for purchase or to lease.

VIEWING & FURTHER INFORMATION



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