



FOR SALE

IVY HOUSE, UNITS 1 & 2 & LITTLE ASH , HIGH STREET, SLAMANNAN, FK1 3EY

Potential re-development opportunity, subject to planning permissions, Lot 1 & Lot 2, (may be sold separately) two storey terraced properties as follows :

Lot 1 : " Ivy House " - Left Hand Upper Flat, comprising a generous open plan lounge/kitchen, bathroom and three bedrooms

Units 1 and 2 : Commercial/Retail Units

Lot 2 : " Little Ash " Right Hand Upper Flat, comprising a generous open plan lounge/kitchen, bathroom and two bedrooms

There is a large yard to the rear of the property which offers ample off road parking.

PRICE : OFFERS OVER £169,000

Russel+Aitken
solicitors and estate agents

Ivy House, Left Hand Upper Flat :Lounge area



Ivy House, Left Hand Upper Flat :Kitchen area



Ivy House, Left Hand Upper Flat :Bedroom one



Ivy House, Left Hand Upper Flat : Bedroom two



Ivy House, Left Hand Upper Flat :Bedroom three



Ivy House, Left Hand Upper Flat :Bathroom



Little Ash, Right Hand Upper Flat :Lounge area



Little Ash, Right Hand Upper Flat :Kitchen area



Little Ash, Right Hand Upper Flat :Bedroom one



Little Ash :Bedroom two



Little Ash, Right Hand Upper Flat :Shower room



Rear of property :Off road parking



Access road :



The Home Reports
are available on
request from our
property department

Home Report Valuation

Left Hand Upper
Flat :£65,000

Little Ash, Right Hand
Upper Flat :£60,000

Commercial/ Retail Property Valuation

Unit 1 :£26,000
53.2 square metres
EPC - G

Market rent :£3,200 p.a.
Rateable Value :£2,550

Unit 2 :£22,000
32.7 square metres
EPC - G

Market rent :£2,650 p.a.
Rateable value :£1,800

Uniform Business Rate
0.48p (both
properties currently
qualify with 100%
small business bonus
relief)



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