







BALHALDIE NORTH GREENLOANING, DUNBLANE FK15 ONB

- PROMINENT RESTAURANT/DRIVE THRU
- FRONTING BUSY A9 STIRLING/PERTH DUAL CARRIAGEWAY
- ADJACENT OPERATORS Shell Petrol Filling Station, Starbucks
- · CAR PARKING CIRCA 30 SPACES
- GIA: 158.25 sqm (1,703 sqft)

### LOCATION

Prominent roadside location lying approximately 11 miles northeast of Stirling, 6 miles south-west of Perth and 36 north-east of Glasgow.

The subjects are positioned on a prominent roadside position fronting onto the busy A9 Stirling/Perth dual carriageway. Access is obtained via a slip road off the A9 (northbound).

Adjacent to the property is a Shell Petrol Filling Station and Starbucks Drive-Thru.

The approximate location is shown by the plan.

### **DESCRIPTION**

The subjects comprise a standalone restaurant with car parking for circa 30 cars. The property is of brick/block construction and has the benefit of an extensive/return glazed frontage.

Internally the property is regular in configuration, currently fitted out as a roadside restaurant with covers for 50 or thereby.

#### **ACCOMMODATION**

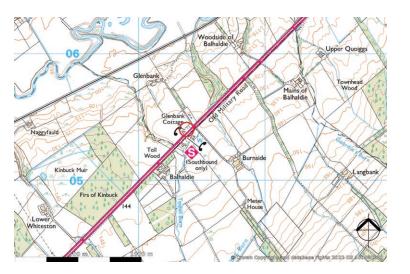
We have measured the subjects in accordance with the RICS Property Measurement 2nd edition and calculate the following Gross Internal Area: 158.25 sqm (1,703 sqft)

#### **LEASE TERMS**

The subjects are available To Let on standard commercial terms for a period to be negotiated. Further information available from the Sole Letting Agents.

#### EPC

Available upon request.



# RATEABLE VALUE

The subjects are entered in the Valuation Roll at a Rateable Value of \$28,200.

#### LEGAL COSTS

Each party will be responsible for their own legal costs.

#### VAT

For the avoidance of doubt all figures quoted are exclusive of VAT unless otherwise stated and any prospective tenant should satisfy themselves independently as to the incidence of VAT involved in this transaction.

#### **FURTHER INFORMATION AND VIEWING**

Further information and viewing arrangements are available by contacting the Sole Letting Agents, Messrs Graham + Sibbald.

# To arrange a viewing please contact:



Murray Watson
Surveyor
murray.watson@g-s.co.uk
01738 445 733



Garth Davison
Director
garth.davison@g-s.co.uk
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#### **IMPORTANT NOTICE**

- These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
- Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property, Intending Purchasers/Tenants take the property as they find it.
- 3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
- All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
- 5. A list of Partners can be obtained from any of our offices.
- 6. Date of Publication: September 2022