

**TO LET**  
ROADSIDE RESTAURANT/DRIVE THRU



**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 north-east 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

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**Garth Davison**

Director

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## IMPORTANT NOTICE

1. 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.
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6. Date of Publication: September 2022