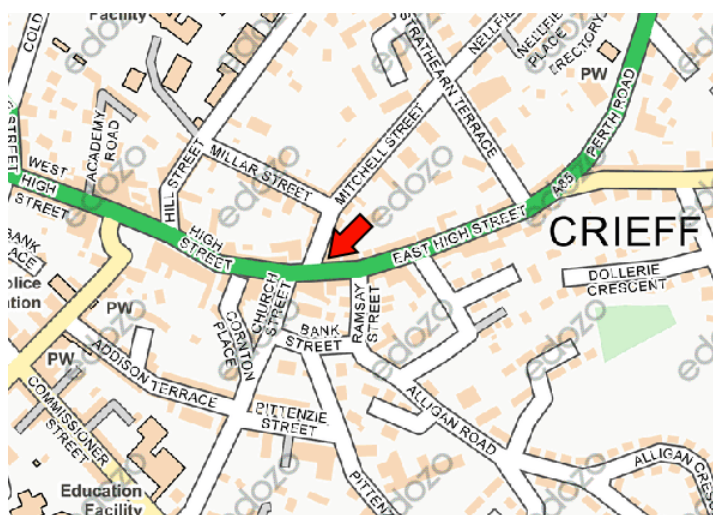




2-4 EAST HIGH STREET, CRIEFF, PH7 3AF

- PROMINENT TOWN CENTRE RETAIL UNIT
- MODERN BUILDING, BUILT CIRCA 2012
- APPROXIMATELY 70.60 SQ M (670 SQ FT) NET
- MAY SUIT A VARIETY OF USES (STC)
- MAY QUALIFY FOR 100% RATES RELIEF



LOCATION

The town of Crieff is located in north west Perthshire, lying approximately 17 miles west of the City of Perth. Crieff lies on the A85 road, the main road west from Perth linking into the west of Scotland. The A9 trunk road and M90 motorway lie within approximately 20 minute drive time, these being the major arterial routes into the area.

Crieff has a resident population of circa 7,500 people which is set to grow further due to the ongoing residential developments in the town.

The subjects occupy a prominent trading position, lying on the corner of East High Street and Mitchell Street. East High Street is the main traffic thoroughfare running through the town centre. Surrounding uses are mainly mixed commercial at ground floor level with residential occupying upper floors.

DESCRIPTION

The subjects comprise a modern ground floor retail unit, the building being reconstructed in 2012. The subjects provide bright prominent and modern retail space contained on the ground floor of a 2 storey corner terraced building.

The property enjoys an extensive glazed retail frontage to East High Street, whilst benefiting from an extensive return frontage to Mitchell Street. The façade comprises double glazed tinted display windows set in stone surrounds.

Accommodation is laid out over split levels and includes; retail/sales area, stockroom, WC and staff facilities. The subjects come with a small section of yard accessed at the rear of the property.

The property has the benefit of an Air Conditioning/Heating system, security alarm and CCTV.

ACCOMMODATION

We have measured the subjects in accordance with the RICS Property Measurement 2nd edition and calculate the following Net Internal Area:

Floor	Description	Sq m	Sq ft
Ground	Retail	70.60	760

EPC

Available upon request.



PRICE/RENT

The subjects are available For Sale with offers in the region of £90,000 invited.

Alternatively the subjects are available To Let. Further information in this regards available from the Sole Letting Agents.

RATEABLE VALUE

The subjects are entered in the Valuation Roll at a Rateable Value of £5,800.

The unified Business Rate 2023/24 is 49.8p excluding water and sewage rates.

The occupiers of the premises may qualify for 100% exemption from the business rates in terms of the Small Business Bonus Scheme. We recommend that interested parties make enquiries with the assessor in this regard.

LEGAL COSTS

Each party will be responsible for their own legal costs with the ingoing tenant responsible for LBTT and registration dues. thereon.

VAT

All figures quoted are exclusive of VAT.

FURTHER INFORMATION AND VIEWING

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

To arrange a viewing please contact:



Garth Davison

Director

garth.davison@g-s.co.uk

01738 445 733



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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: August 2023