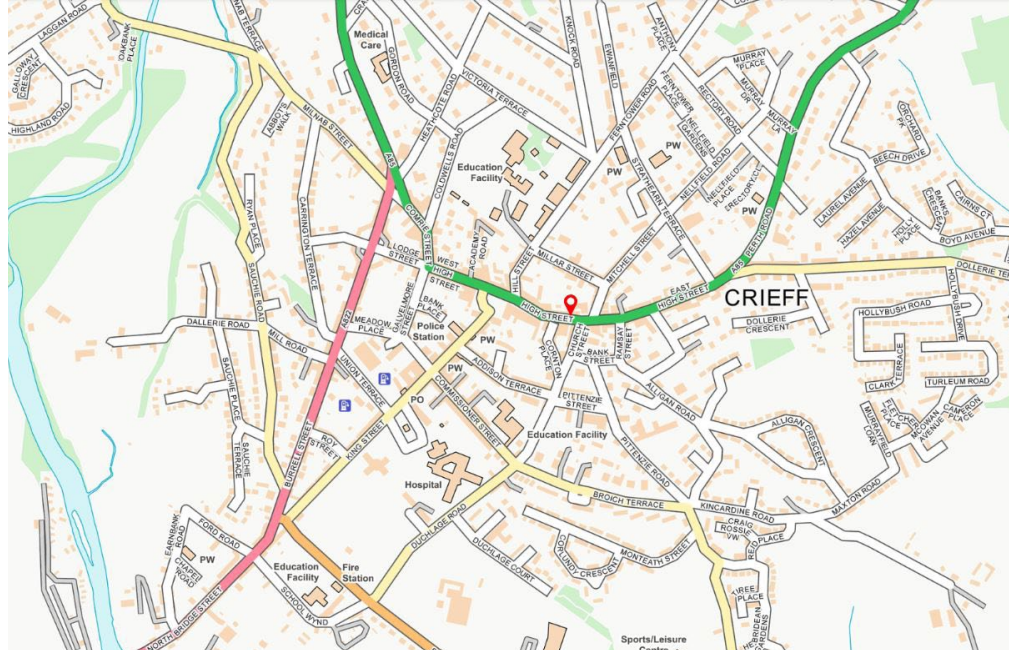




56 High Street
Crieff
PH7 3BS

- Class 1A unit
- Popular Perthshire town
- Prominent town centre trading position
- Extensive glazed display window
- May qualify for 100% rates relief
- NIA: 63.90 sq.m (680 sq.ft)
- VAT FREE



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.

More precisely, the subjects are situated on the north side of High Street, within the main commercial/retail area of the town centre. Surrounding occupiers are mixed commercial.

The approximate location is shown by the OS plan.

DESCRIPTION

The subjects comprise a ground floor retail unit contained within a mid-terraced tenement building. The property benefits

from an extensive glazed display frontage onto High Street.

Access to the property is via a recessed pedestrian entrance door. Accommodation is reasonably regular in its configuration with front shop/retail area, back shop and WC facilities.

The property would suit a number of commercial operators subject to consents.

ACCOMMODATION

We have measured the property in accordance with the RICS Property Measurement (2nd Edition), which incorporates the RICS Code of Measuring Practice (6th Edition), to arrive at the following Net Floor Areas: 63.09 sq.m (680 sq.ft)

RATEABLE VALUE

The subjects have a Net and Rateable Value of £7,100. The unified business rate for the year 2023/2024 is 49.8p exclusive of water and sewerage rates.

The property may qualify for 100% rates relief. Interested parties should make their own enquiries in this regard.

TERMS

The subjects are available To Let with offers in the region of £7,000 per annum invited. It is anticipated that the lease will be structured on standard commercial terms for a period to be negotiated.

Alternatively the subjects are available For Sale with offers invited for the Heritable Title.

LEGAL COSTS + VAT

Each party to bear their own legal costs associated with this transaction.

The property is not elected for VAT.

EPC

Available on request.

VIEWING + OFFICE ADDRESS

Viewing is through the Sole Letting/Selling Agents.

To arrange a viewing please contact:



Garth Davison

garth.davison@g-s.co.uk

01738 445 733



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ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude

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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.
2. 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.
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6. Date of Publication: August 2023