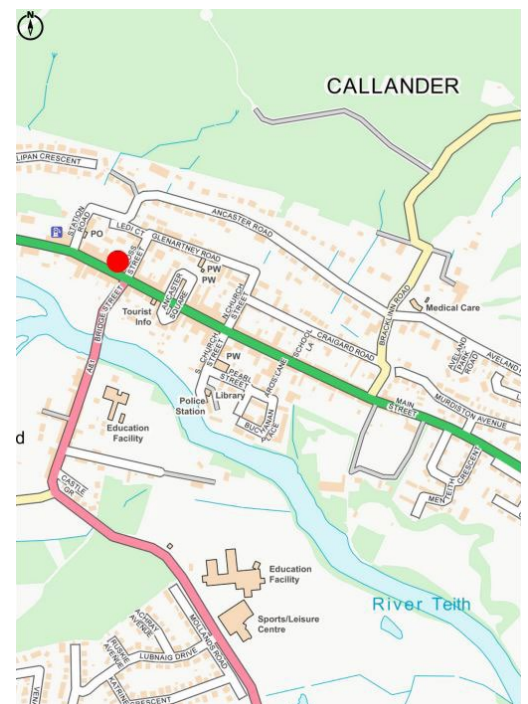




## 29 Main Street, Callander, FK17 8DU

- Excellent frontage onto busy main thoroughfare
- Situated within popular tourist town of Callander
- Extends to approximately 86.96 sq.m. (968 sq.ft.)
- Low initial rent of £8,000 per annum



## LOCATION

Callander is a small residential town and major tourist centre situated about 16 miles North West from Stirling. The town's inclusion within the boundaries of Loch Lomond and Trossachs National Park has consolidated Callander as an attractive and popular tourist destination. The subjects occupy a very prominent trading position within Callander Town Centre on the north side of Main Street near its junction with Cross Street.

## DESCRIPTION

The subjects comprise a ground floor retail premises, in a two storey building of stone construction. The premises offers an open plan retail space to the front of the unit while offering ancillary storage, staff accommodation and WCs towards the rear.

According to our calculations, the subjects extend to the following approximate net internal areas:

Ground Floor: 86.96 sq m/968 sq ft

## LEASE TERMS

Our clients are offering a new Full Repairing and Insuring lease, with flexible terms.

## RENT

We are seeking a low initial rent of £8,000 per annum.

## RATEABLE VALUE

According to Scottish Assessors website, the subjects are entered in the Valuation Roll as follows:

Rateable Value; £12,200.

The poundage rates for 2023/2024 is £0.498 in the pound.



## VAT

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of Value Added Tax (if applicable)

## ENERGY PERFORMANCE CERTIFICATE

An EPC has been prepared for this property and can be provided upon request.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with this transaction. For the avoidance of doubt the ingoing tenant will be liable for LBTT, Extract Copies and VAT thereon.

## VIEWING & FURTHER INFORMATION

Strictly by appointment through

Messrs Graham + Sibbald LLP:

To arrange a viewing please contact:



**Conal Philliben**  
Property Agent  
07771 528 190  
Conal.philliben@g-s.co.uk



**Andrew Peel**  
Property Agent  
01786 463111  
Andrew.peel@g-s.co.uk

## 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.
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.
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.
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6. Date of Publication: September 2023