

TO LET  
HOT FOOD TAKEAWAY

 GRAHAM  
SIBBALD



## 19 WEST HIGH STREET CRIEFF, PH7 4AU

- COMMERCIAL UNIT WITH HOT FOOD CONSENT
- POPULAR PERTHSHIRE TOWN
- PROMINENT TOWN CENTRE TRADING POSITION
- MAY QUALIFY FOR 100% RATES RELIEF
- NIA: 30.0 SQ.M (323 SQ.FT)

## 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 West High Street, within the main commercial/retail area of the town centre. Surrounding occupiers are mixed commercial. On street car parking is available close by.

The approximate location is shown by the OS plan.

## DESCRIPTION

The subjects comprise a ground floor commercial unit with the benefit of Hot Food Consent.

Access to the property is via a pedestrian entrance door directly off West High Street. The property is regular in configuration and compact.

The property is in a shell condition ready for an operators fit out.

## 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: 30.0 sq.m (323 sq.ft)

## RATEABLE VALUE

The subjects have a Net and Rateable Value of £2,200. 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. It is anticipated that the lease will be structured on standard commercial terms for a period to be negotiated. Further information with regards to rent is available from the Sole Letting Agents.

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.

For the avoidance of doubt, all figures are quoted exclusive of VAT.

## EPC

Available on request.

## VIEWING

Viewing is through the Sole Letting/Selling Agents.

To arrange a viewing please contact:



**Keith Scobbie**  
Keith.Scobbie@g-s.co.uk  
01738 445 733



**Garth Davison**  
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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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5. A list of Partners can be obtained from any of our offices.
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