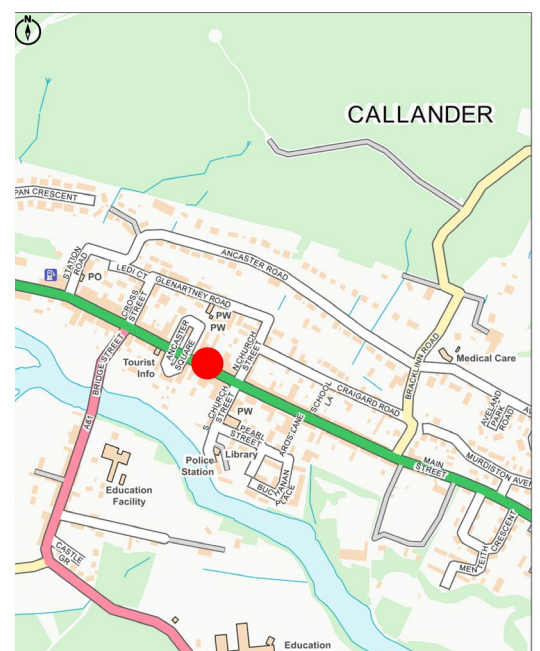




72 Main Street, Callander, FK17 8BD

- Excellent frontage onto busy main thoroughfare
- Situated within popular tourist town of Callander
- Extends to approximately 73.06 sq.m. (786 sq.ft.)
- Rental offers of £15,000pa are invited.



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 south side of Main Street between its junctions with Ancaster Square and Church 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, office space, staff accommodation and WCs towards the rear. The premises would suit a variety of commercial occupiers. The entire frontage was upgraded in terms of a Conservation scheme to set a precedent for other local shop fronts.

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

Ground Floor: 73.06 sq m/786 sq ft

LEASE TERMS

Our clients are offering a new Full Repairing and Insuring lease, with flexible terms. Our client is open to proposals and we invite any interested party to contact the agents.

RENT

Rental offers of £15,000pa are invited..

RATEABLE VALUE

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

Rateable Value; £14,100.



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.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: January 2024