



68 Atholl Road
Pitlochry
PH16 5BL

- Development Opportunity
- Popular Tourist Town
- Prime Town Centre Position
- 0.23 Acres (0.1 Hectares)
- Suitable For A Variety Of Uses — STC

LOCATION

Pitlochry is a picturesque town of approximately 3,000 residents and is located within the council area of Perth and Kinross, on the banks of the River Tummel. Known as the "Gateway to the Highlands" Pitlochry sits adjacent to the A9 Trunk Road, the main road from the city of Perth.

Pitlochry is a very popular tourist destination throughout the year, receiving a great influx of visitors during the summer months. Businesses within the town comprise a mixture of national operators alongside a healthy mix of established local traders.

More precisely, the subjects front onto Atholl Road, bounded either side by commercial/Class 1a retail units.

The approximate location is shown by the plan.

DESCRIPTION

Former retail unit bounded on either side by commercial/Class 1a retail units.

The property consists of a traditionally constructed single storey and attic building which has historically been extended to the rear.

ACCOMMODATION

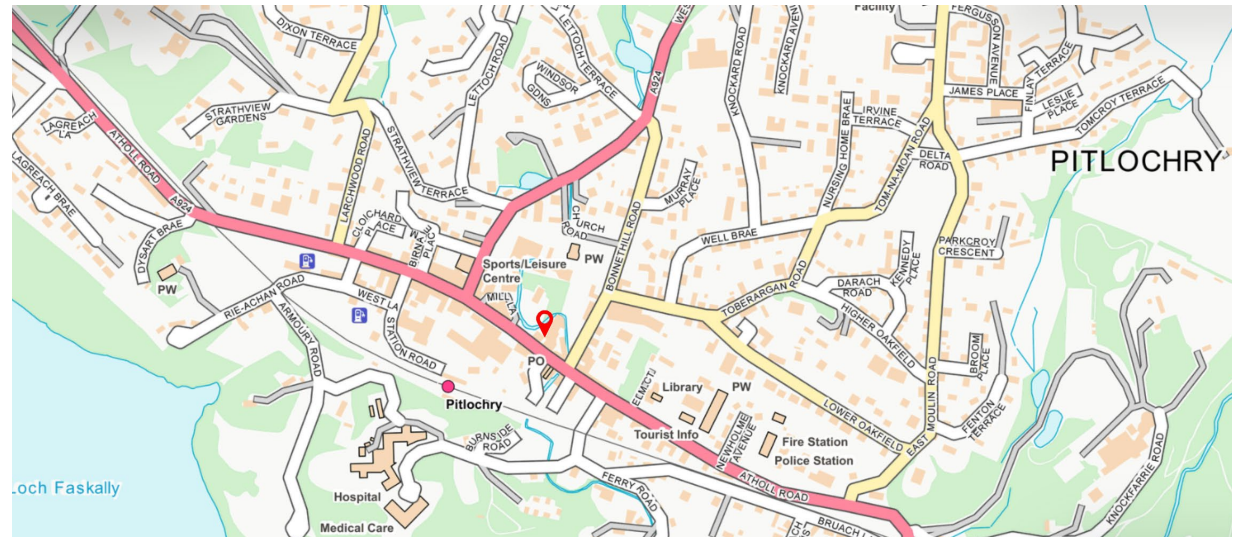
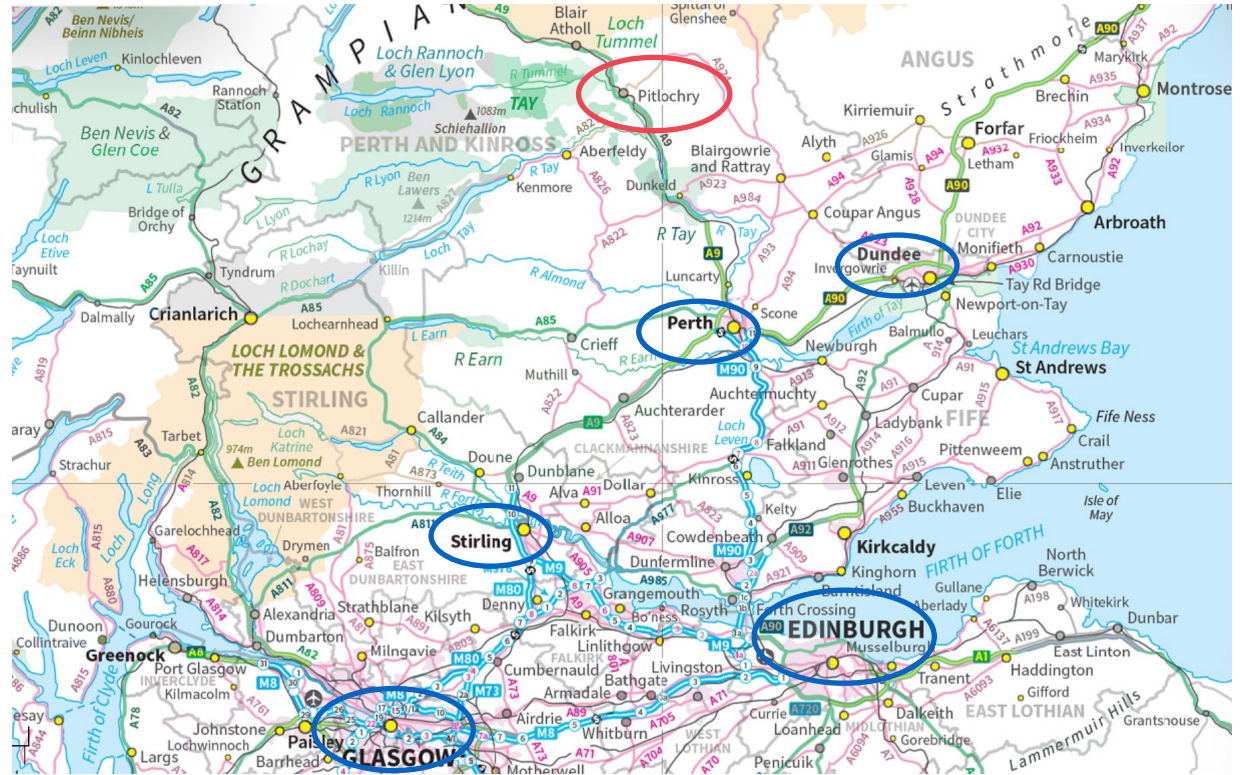
The site extends to approximately 0.23 Acres (0.1 Hectares).

PLANNING/OPPORTUNITY

The adopted plan for the subject site is National Planning Framework 4 (NPF4) (2023) and Perth and Kinross Local Development Plan 2) (LDP2 (2019).

The planning policy designation does support the principle range of footfall generating uses (retail, food & drink, hotel, community uses) and possibly residential if part of a larger commercial scheme.

G+S Planning Department have prepared a Planning Position Report which can be made available to all genuinely interested parties.



RATEABLE VALUE

The subjects have a Net and Rateable Value of £35,700.

The unified business rate for the year 2023/2024 is 49.8p exclusive of water and sewerage rates.

PRICE

Offers are invited for the Heritable Title.

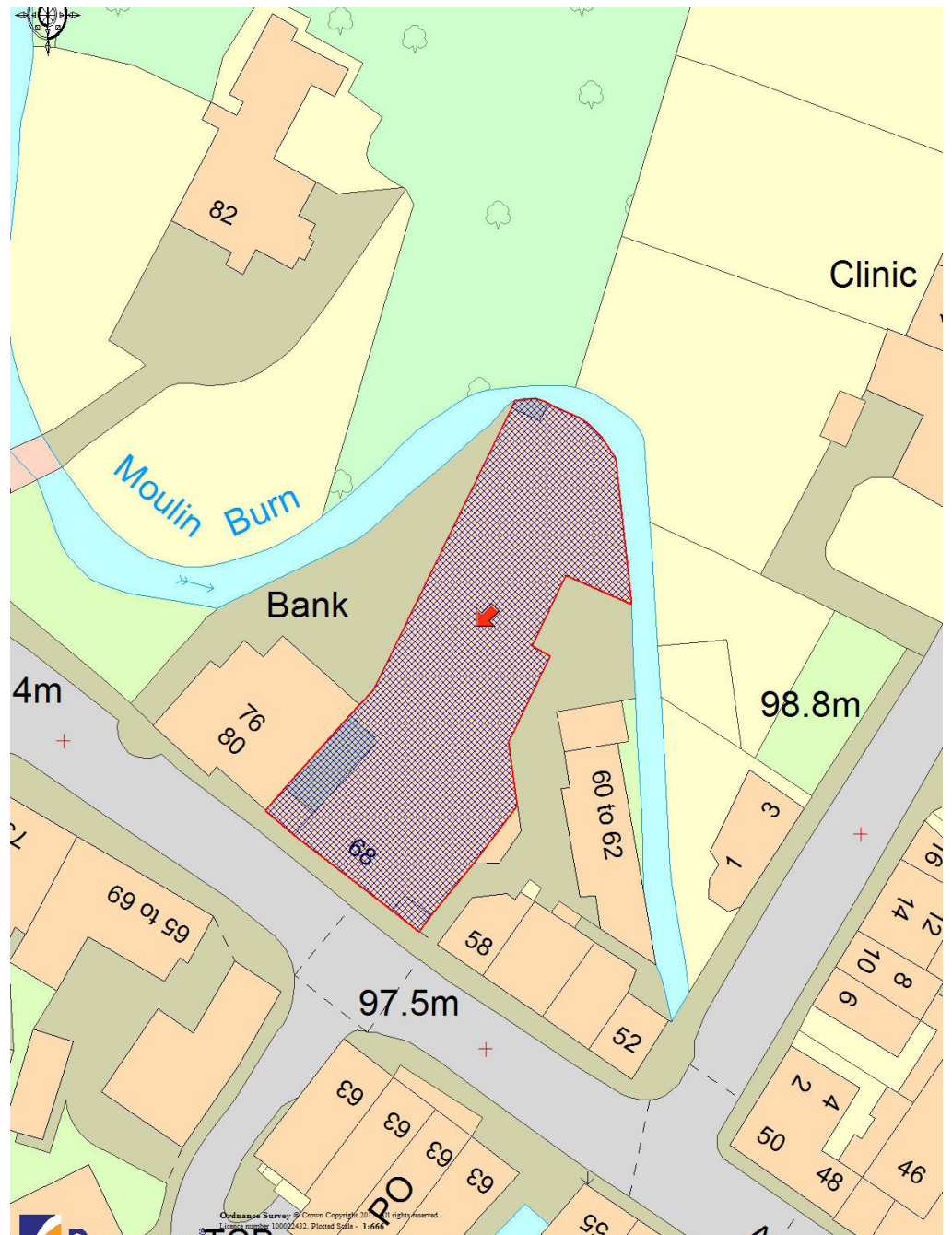
LEGAL COSTS + VAT

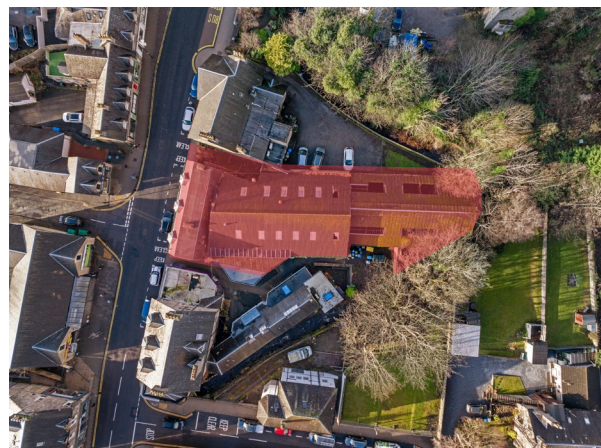
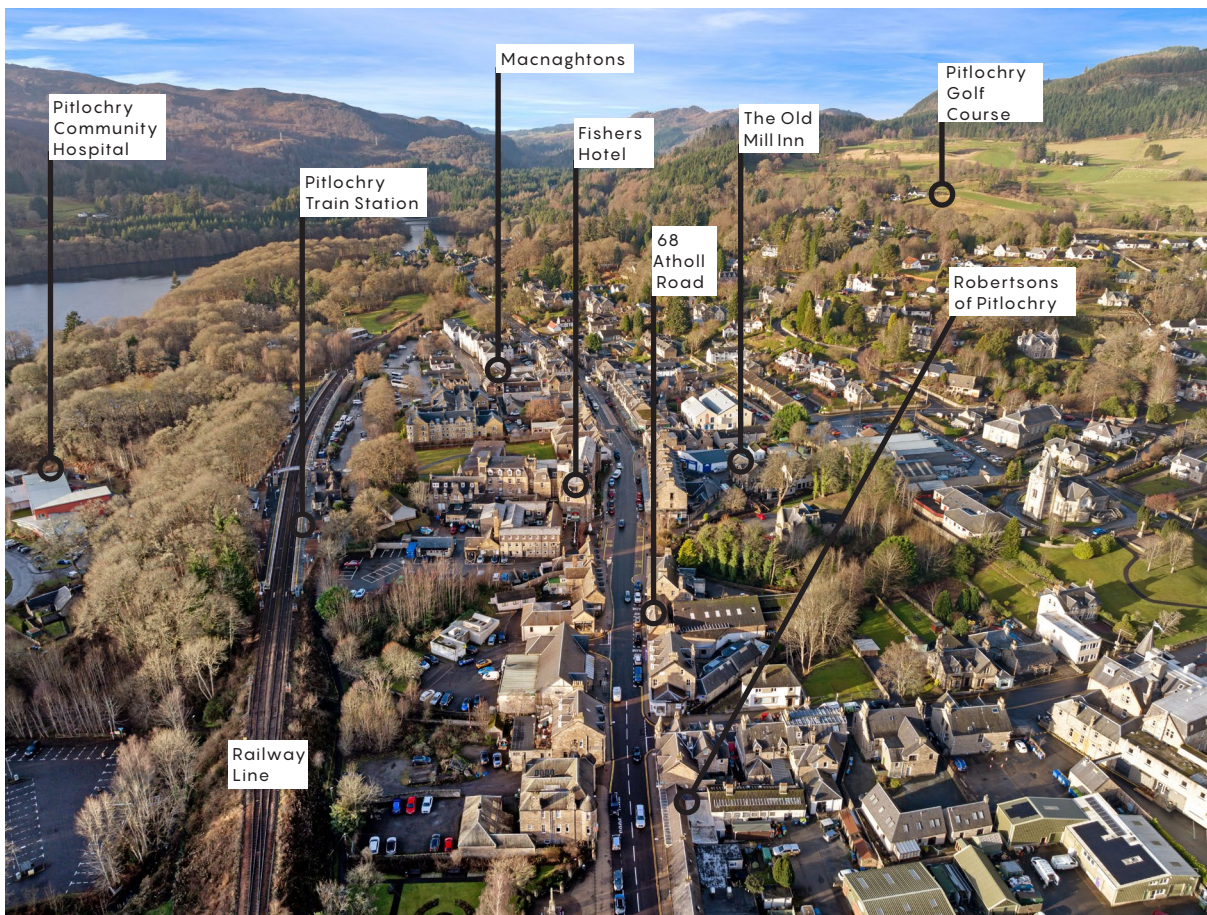
Each party to bear their own legal costs associated with this transaction.

We understand that the property is elected for VAT therefore VAT is chargeable.

VIEWING + OFFICE ADDRESS

Viewing is through the Sole Selling Agents.





To arrange a viewing please contact:



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6. Date of Publication: January 2024