

3 MONTHS RENT FREE

(Subject to Covenant)



FALCONER

PROPERTY CONSULTANTS

**5-7 HILL STREET,
CRIEFF
PH7 3BU**

TO LET

- LEASE FROM £6,950 PER ANNUM
- 1,016 FT²
- 3 MONTHS RENT FREE
(SUBJECT TO COVENANT)
- PROMINENT FRONTAGE
- 100% RATES RELIEF
(SUBJECT TO QUALIFICATION)
- HIGH LEVELS OF PASSING TRADE
- TOWN CENTRE LOCATION

LOCATION

Crieff is a market town in Perth and Kinross, Scotland. It lies on the A85 road between Perth and Criarlarich and also lies on the A822 between Greenloaning and Aberfeldy.

Crieff is the main town of Strathearn lying on the southern edge of the Scottish Highlands. It has been a holiday resort since Victorian times and is the second largest town in Perthshire with a population of almost 6000.

The town spills from the Knock, the wooded hill above, down to the River Earn. James Square with it's fountain marks the centre of the town. There are a number of tourist attractions such as Glenturret Distillery (Scotland's oldest) and hotels including the grand Victorian spa - the Crieff Hydro.

The subjects are located on the eastern side of Hill Street between its junctions with High Street and Millar Street.

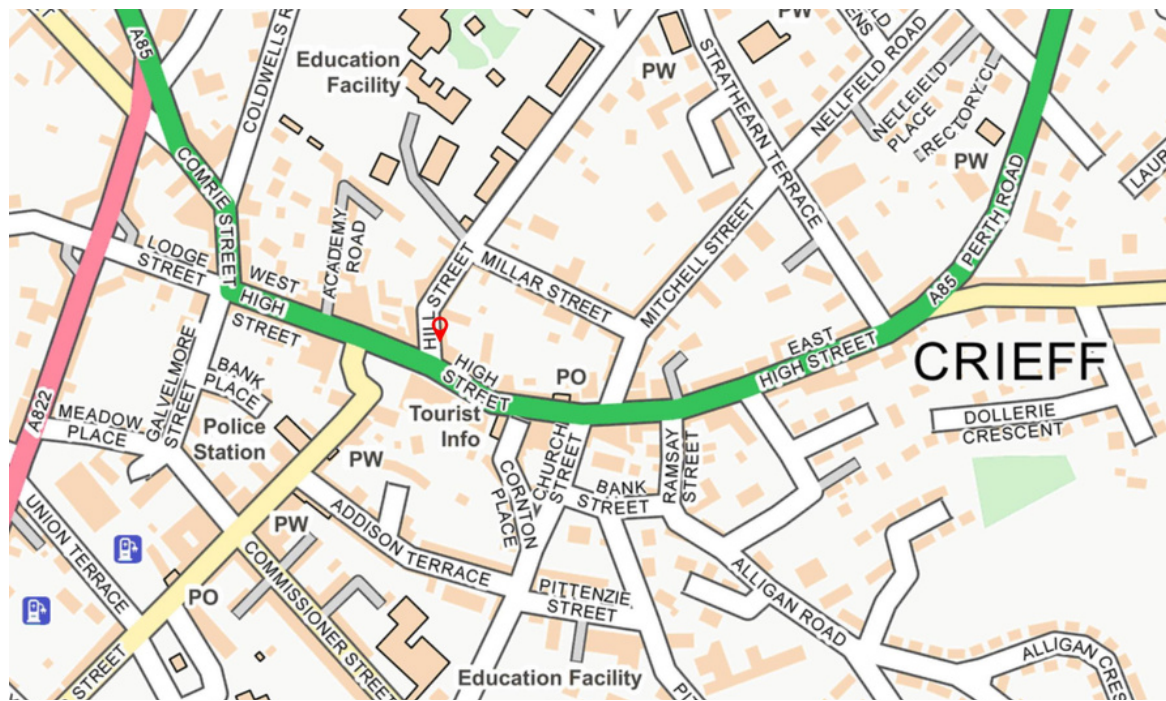
DESCRIPTION

The subjects comprise a ground floor mid terrace retail unit contained within a two and half storey building. The unit benefits from a large glazed frontage with central entrance door.

Internally the property benefits from a large open plan retail area with rear w.c and kitchen.

PROPOSAL

Lease from £6,950 per annum for a new FRI lease.



FLOOR AREAS

From sizes taken during our inspection we calculate the subject property, measured in accordance with the RICS Code of Measurement Practice (second edition, January 2018) to extend to the following approximate gross internal area (GIA):

94.48 m²/1,016ft²

PLANNING

All queries in relation to redevelopment/ reconfiguration of the subjects should be addressed to Perth & Kinross Council Planning Department.

RATING

Rateable value £7,100.

EPC

G.

CLOSING DATE

A closing date may be set and all interested parties should make a note of interest at the offices of the Sole Agent. We reserve the right to sell the property without setting a closing date and we are not obliged to accept the highest or indeed any offer for the sale of the property.

VAT

N/A.





DISCLAIMER

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VIEWINGS AND FURTHER INFORMATION

Strictly by appointment through the Sole Agent:

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