



Former Childrens Nursery - could suit various uses

Millar Street / Water Wynd, Crieff, PH7 3AH

To Let

179.9 m² / 1,936 ft²

SMART&CO.
surveyors & property consultants
01738 318 100



Location

The historic droving town of Crieff in Strathearn is approximately 18 miles west along the A85 from Perth and 32 miles north of Stirling. With a resident population of approximately 6,000 Crieff has a long tradition of attracting tourists who use it as a central base for exploring Perthshire and the Highlands.

The property is situated just off the High Street, accessed via hill Street, in a peaceful and mainly residential area.

Description

The property presents well to provide bright and airy space arranged over split ground levels on a gently sloping site. The building has double frontage facing onto Millar Street with extensive windows running do the side facing to Water Wynd.

Externally, there is a good sized garden / outdoor space which is accessed across Water Wynd - this could be re-purposed to provide dedicated parking. Car parking is un-metred on the street to the front.

The property has mains water supply and drainage. Heating is by way of electric radiators. Flooring is generally vinyl over solid. Walls are painted plaster & plasterboard..

The property has a large attic space. Neighbouring properties are 1 1/2 - 2 storeys in height so there may be scope to utilise the attic through installing dormer windows. We have calculated the floor area to be: 179.9 m² (1,936 ft²) A floorplan is attached.

Use / Planning

Until relatively recently, the property was used for many years as a successful childrens nursery (falling within Class 10 of the Use Class Order), providing day care for 52 children. Latterly, it has been used as a dance and creative arts space. Other uses may be suitable-subject to obtaining permission and parties should satisfy themselves as to the intended use. The property is not listed but is within the Conservation Area.

Business Rates

The premises has a rateable value (ref: 736807) of £10,600 therefore it could well qualify for full exemption from business rates under the Small Business Bonus Scheme.

Energy Performance Certificate (EPC)

Available upon request.

Lease Terms

The property is available on flexible lease terms at a quoting rent of just £10,000 pa. Alternatively, our client may consider selling the premises.

Legal Costs

Each party will be responsible for their own legal costs associated with the transaction. The purchaser will be responsible for LBTT and registration dues.

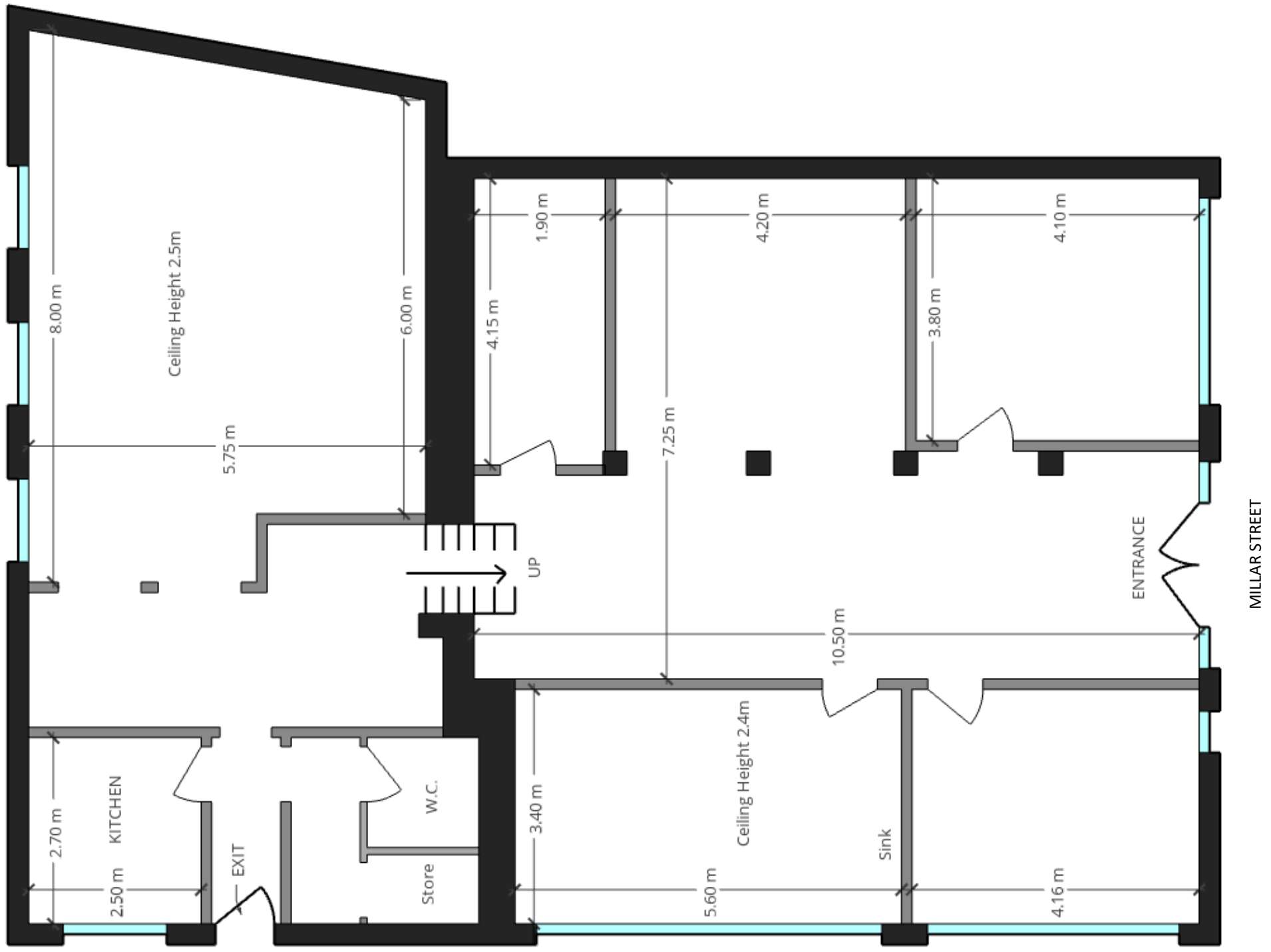
Further Information / Viewings

Interested parties should contact the sole letting agents:

Doug Smart
doug@smartandco.co.uk

Graeme Duncan
graeme@smartandco.co.uk





WATER WYND



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