



To Let
Flexible Office Suite
34.58 sq.m (372 sq.ft)
01324 628321
DM HALL

TO LET - OFFICE PREMISES

**23 HIGH STREET
DUNBLANE
FK15 0EE**

- Flexible first floor premises
- Busy town centre location
- 34.58 sq m (372 sq ft)
- Offers of £3,000 per annum exclusive invited

Choices Deli LICENSED CAFE & RESTAURANT

Blossom

LOCATION:

The subjects occupy a prominent position on the west side of High Street, within the heart of Dunblane town centre.

Dunblane itself lies astride the A820 road route approximately 4 miles north of Stirling and some 2 miles north of Bridge of Allan. The town provides a variety of Local Authority and private housing stock having become a relatively affluent commuter town during recent years, given that it enjoys a semi-rural position together with excellent road and rail links.

The surrounding area is given over primarily to commercial usage with nearby occupiers including Mary's Meals, G. S. Meldrum and Choices Deli.

The location of the subjects is shown on the appended plan.

DESCRIPTION:

The subjects comprise first floor office premises contained within a mid-terraced stone built property which incorporates a pitched and slated roof.

Access to the subjects is by means of the shared ground floor entrance door and internal stair, with the subjects arranged at first floor level to provide 2 principal office rooms.

The suite shares access to a communal toilet facility.

ACCOMMODATION:

We calculate that the subjects extend to a net internal area of :-

34.58 sq.m. (372 sq.ft.)

RATEABLE VALUE:

Having regard to the Scottish Assessors Association website we note that the subjects are noted to have a Rateable Value of £1,500 and £1,400 per annum.

The Small Business Bonus Relief Scheme was introduced on the 1st April 2008 and will remain in force for 2023/2024. Given the rateable value of the property, eligible businesses will benefit from 100% rates relief.

LEASE TERMS:

The subjects are offered on an effective full repairing and insuring terms for a period to be negotiated incorporating rent reviews at appropriate intervals.

The incoming tenant will be responsible for the payment of an appropriate proportion of the service charge applicable to the subjects.

RENT

Offers of £3,000 per annum exclusive are invited.

VAT:

All prices quoted are exclusive of VAT which maybe chargeable.

ENERGY PERFORMANCE:

A copy of the Energy Performance Certificates (EPCs) for the subjects is available upon request.

LEGAL EXPENSE:

Each party will be responsible for the payment of their own legal costs. The incoming tenant will be responsible for the payment of any LBTT, registration dues and VAT incurred.

OFFERS/FURTHER INFORMATION:

All offers should be submitted in strict Scottish Legal form to the following offices:

DM Hall LLP
Unit 6a
The Courtyard
Callendar Business Park
Falkirk
FK1 1XR

Tel: 01324 628321

michael.mcintyre@dmhall.co.uk

juliet.robertson@dmhall.co.uk

You are advised to notify your interest to this office in order to enable us to advise you in the event of a closing date being set.

DATE OF ENTRY:

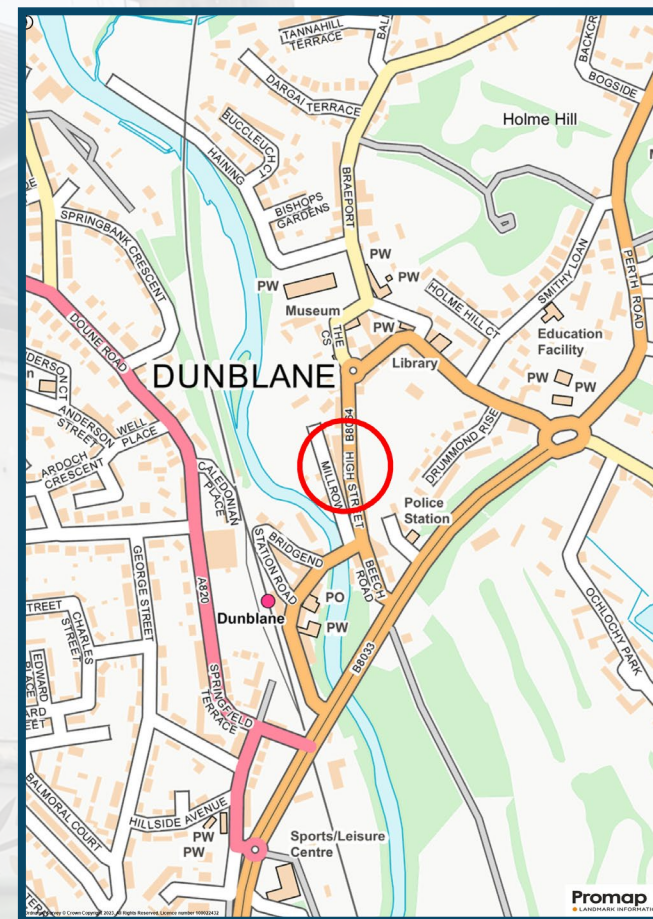
By agreement.

VIEWING:

Strictly by appointment through the sole letting agents.

Ref: ESA3262

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IMPORTANT NOTE

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