



# FALCONER

PROPERTY CONSULTANTS

**11 COMRIE STREET,  
CRIEFF  
PH7 4AX**

**TO LET/FOR SALE**

- DUE TO RE-LOCATION
- OFFERS OVER £85,000
- LEASE FROM £9,000 PER ANNUM
- 951 FT<sup>2</sup>
- PRIME LOCATION
- PRIVATE PARKING SPACE
- 100% RATES RELIEF (SUBJECT TO QUALIFICATION)
- FULLY REFURBISHED PROPERTY TO A HIGH SPECIFICATION



## 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.

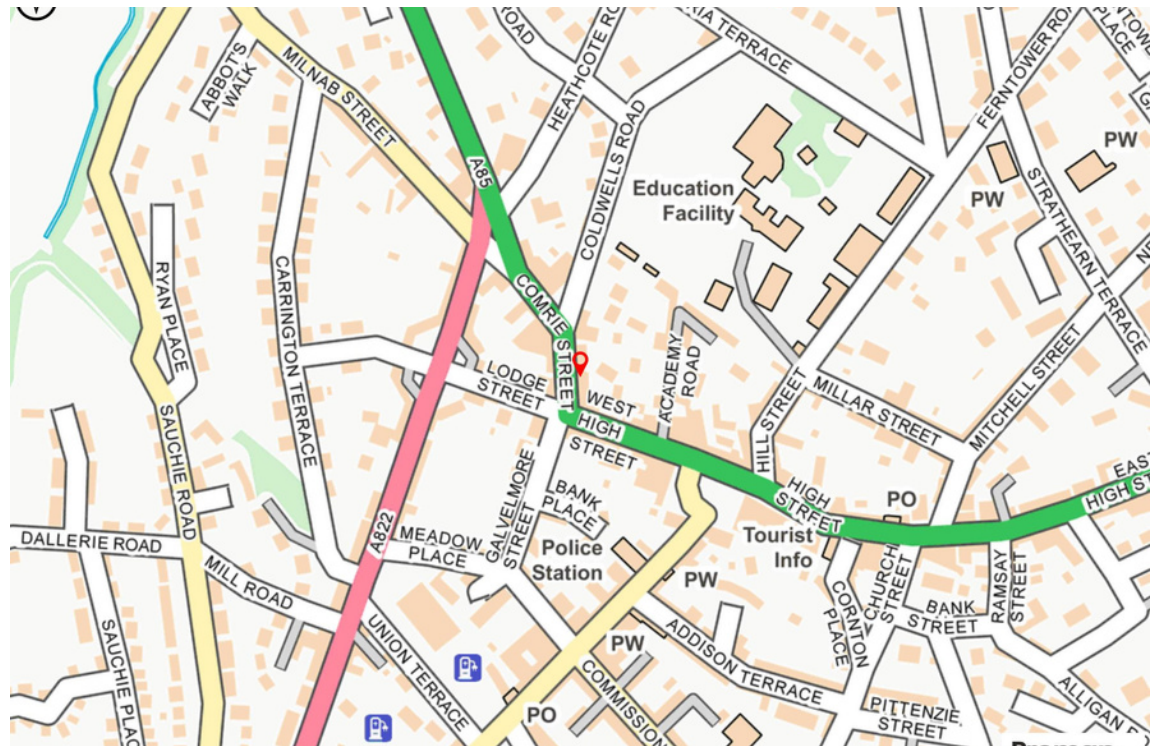
The town spills from the Knock, the wooded hill above, down to the River Earn. James Square with its fountain marks the centre of the town. There are a number of tourist attractions such as Glenturret Distillery (Scotland's oldest) and hotels including the grand Victorian spa - the Crieff Hydro.

The subjects are located on the eastern side of Comrie Street between its junctions with West High Street and Coldwells Road.

## 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):

88.4m<sup>2</sup>/951ft<sup>2</sup>



## DESCRIPTION

The subjects comprise a ground floor office/retail unit contained within a 2 storey building of stone construction with a pitched and slated roof.

Internally the property provides the following accommodation:

Open plan front office/retail area: The room benefits from a large full width ornate glass frontage. The floor is of solid pitch pine whilst the walls and ceiling are plastered and painted with insulated backing. A new Fujitsu air conditioning system has been installed together with a new hard wired fire alarm system and intruder alarm/CCTV system. The entire property has been re-wired together with cat-6 network points.

Rear main office: The room provides a good sized office/treatment room. The room benefits from a large full width glazed panel to front shop. The floors are laid in a high spec carpet whilst the walls and ceiling are plastered and painted. A ceiling hatch provides access to a fully floored full height attic area which could possibly be utilised as additional accommodation by the addition of a staircase.

Rear office: Provides a further good sized office/treatment room. The floor is overlaid in carpet whilst the walls and ceiling are plastered and painted.

Kitchen area: Provides a newly installed kitchen with walnut worktop and stainless steel sink. The floors are overlaid in a solid oak covering whilst the walls and ceiling are plastered and painted.

W.C.: Provides a toilet and wash hand basin with electric towel rail. The floors are overlaid in a solid oak covering whilst the walls and ceiling are plastered and painted.

To the rear of the property is a single car parking space.



## PROPOSAL

Offers over £85,000 are invited for the Heritable interest.  
Lease from £9,000 per annum for a new FRI lease.

## PLANNING

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

## RATING

Rateable value £4,250.

## 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 or let the property without setting a closing date and we are not obliged to accept the highest or indeed any offer for the sale or lease of the property.

## VAT

All prices, premiums and rents quoted are exclusive of VAT.





#### DISCLAIMER

Falconer Property Consultants for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars and plan are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact must satisfy themselves by inspection or otherwise as to the correctness of each of them: (iii) no person in the employment of Falconer Property Consultants has any authority to make or give any representation or warranty whatever in relation to this property: (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. Published April 2024.



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**VIEWINGS  
AND  
FURTHER  
INFORMATION**

Strictly by appointment through the Sole Agent:

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