

TO LET

Town Centre Commercial Unit

45 High Street, Crieff, PH7 3HT

- 100% Rates Relief
- Former Post Office counter
- Prominent High Street Location
- Suitable for Class 1 or 2 Use
- 56.79 sq m (611 sq.ft.) or thereby

VIEWING & FURTHER INFORMATION:

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LOCATION

Crieff is a market town within the administrative authority of Perth & Kinross Council. The town lies between Perth and Crieanlarich on the A85 west of Perth, with Perth being located some 17 miles east of Crieff whilst Stirling is located 23 miles to the south west.

Crieff is a tourist town with attractions including Caithness Glass Visitor Centre, Crieff Hydro and the Glenturret Distillery. The town also provides a range of local services including Medical, Banking and shopping facilities. The above facilities serve Crieff's resident population of circa 7,000 persons (Census 2011).

The subjects are located on the south side of High Street, between its junctions with Church Street and Tibbertreoch. Neighbouring occupiers include, Ladbrokes, Nickel & Dime and Chest Heart Stroke Scotland along with many local retail and leisure operators.

DESCRIPTION

The subjects comprise a ground floor retail unit which forms part of a traditional two storey building of stone construction under a pitched roof overlaid in slate. The subjects form part of the local Post Office building however have been separated from the remainder of the building and hence are now standalone.

Access is via a large timber door and stairway leading from High Street into a small foyer. The accommodation comprises an open plan area with window frontage onto the main High Street elevation. To the eastmost side of the premises there is a separate staff office with single W.C.

The internal specification includes suspended timber floors with a tiled covering, plastered and painted walls and ceilings.

There is no car parking or further outside space vested with the subjects; however, free Local Authority car parking can be found at various locations within the town.

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AREA

We calculate the subjects extend to approximately 56.79 sq. m (611 sq. ft.) on a Net Internal Area (NIA) basis.

The above measurements have been calculated in accordance with RICS Property Measurement Professional Statement (First Edition, May 2015) incorporating the International Property Measurement Standards and the RICS Code of Measuring Practice (Sixth Edition).

RATEABLE VALUE

The premises have been assessed for rating purposes and are entered in the Valuation Roll for the current year at:

*Net and Rateable Value: £7,300

The Unified Business Rate for the financial year 2017/2018 is 46.6 pence exclusive of water and sewerage.

*Qualifies for relief under the small business bonus scheme. (up to 100% reduction on properties with a rateable value of under £15,000). Please contact us for further details.

PROPOSAL

Our client is seeking to let the premises at a rent in excess of £6,000 per annum.

ENERGY PERFORMANCE RATING

Awaiting further details.

VAT

All prices quoted are exclusive of VAT.

LEGAL FEES

Both parties shall be responsible for their own legal costs with the incoming tenant assuming responsibility for any LBTT, registration dues and VAT thereon.

VIEWING

For further information or viewing arrangements please contact the sole agents:

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