

25 Bank St
RETAIL/OFFICE PREMISES

- > POPULAR TOURIST LOCATION
- > EXTENSIVE WINDOW FRONTAGE
- > SUITABLE FOR OFFICE OR RETAIL USE
- > RENT - £12,000 PER ANNUM
- > 100% RATES RELIEF

TO LET

25 BANK STREET, ABERFELDY, PH15 2BB

CONTACT: Jonathan Reid – j.reid@shepherd.co.uk – 01738 638 188 www.shepherd.co.uk



LOCATION

Aberfeldy is a popular tourist town located approximately 28 miles north west of Perth and 15 miles south west of Pitlochry.

Aberfeldy is located on the River Tay close to Loch Tay. The nearest rail facility can be found at Pitlochry which lies on the Perth to Inverness route.

The subjects are prominently located within the centre of town ideally placed to benefit from the busy tourist trade.

DESCRIPTION

The subjects comprise ground floor retail/office premises within an end terraced 2 storey building of traditional construction.

The property has most recently been used as an estate agency and benefits from an extensive window display frontage to Bank Street.

The accommodation comprises a bright and well proportioned ground floor trading/office area with partitioned meeting rooms located off.

To the rear there are kitchen, storage and toilet facilities.

There is a single car parking space to the rear of the premises.

EPC

Energy Performance Rating 'G'.

RATEABLE VALUE

The subjects have been assessed for rating purposes at a Rateable Value of £10,100 effective 1st April 2023.

The subjects therefore qualify for 100% rates relief.

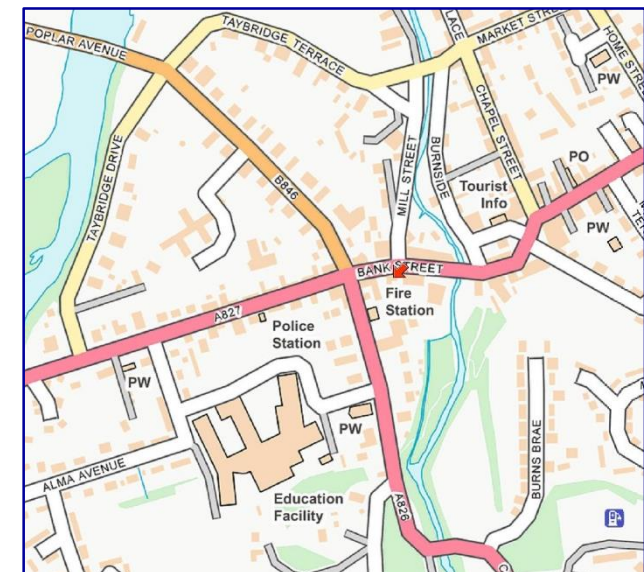
VAT

Prices are quoted exclusive of VAT (if applicable).

TERMS

Our client is seeking to offer the premises for lease for a negotiable period at rental offers of £12,000 per annum.

ACCOMMODATION	SqM	SqFt
Main Office/Retail Area, 2 Private Offices, Store, Kitchen and W.C	95.60	1,029
TOTAL	95.60	1,029



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

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