



4 James Square, Crieff, PH7 3HX

To Let

Town Centre Shop / Office

141 sqm (1,518 sqft)

- Town Centre Location
- Main Road Frontage
- Public car parking nearby
- Prominent Accessible Location

Location

With a resident population of around 6,000, the historic market town of Crieff is the main town within the Strathearn area and is located approx 18 miles to the west of Perth. Thanks to its year-round popularity as a tourist location due to the location on the A85 main road from Perth to Oban and attractions such as Crieff Hydro, The Famous Grouse GlenTurret Whisky Experience, Gleneagles, and T-In-The-Park, footfall in the town is significantly boosted throughout the year.

Description

The property comprises a high street retail unit (previously used as offices) which is laid out with retail area to the front and a storage area and wc to the rear. A communal fire escape is provided through the neighbouring shop unit.

Accommodation

The property is believed to be 141sqm (1,518 sqft) and benefits from a large display window to the front.

Lease Terms

The premises are available by way of a new lease at a rental of £9,000pa

Business Rates

We understand the property currently has a rateable value of £8,900 and so may qualify for up to 100% rates relief. Interested parties should satisfy themselves in this regard.

Energy Performance Certificate

Awaited

Legal Costs

Each party shall bear their own legal costs incurred in connection with this transaction. The purchaser or ingoing tenant shall be responsible for any Stamp Duty Land Tax, VAT or Registration Dues incurred thereon.

Enquiries to:

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Important Notice

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