



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

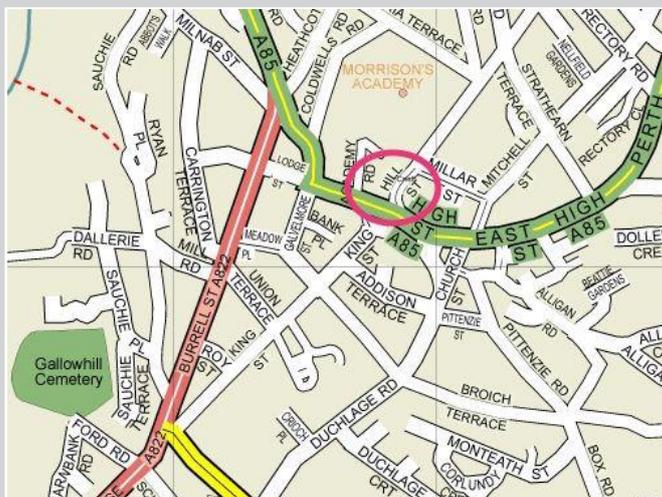
Each party shall bear their own legal costs incurred in connection with this transaction. The purchaser or ingoing tenant shall be responsible for any Stamp Duty Land Tax, VAT or Registration Dues incurred thereon.

Enquiries to:

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Important Notice

These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Smart & Co has no authority to make or give in writing or verbally any representation or warranties in relation to the property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. Smart & Co have not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. In the interest of Health & Safety, please ensure that you take due care when inspecting the property.