

Planning Permission
previously granted for residential use



14 Bonnethill Road, Pitlochry, PH16 5BS

For Sale /
May Let

144m² (1,550 ft²)

Large Retail Shop / Cafe in Popular Busy Tourist Location - Excellent Decorative Order

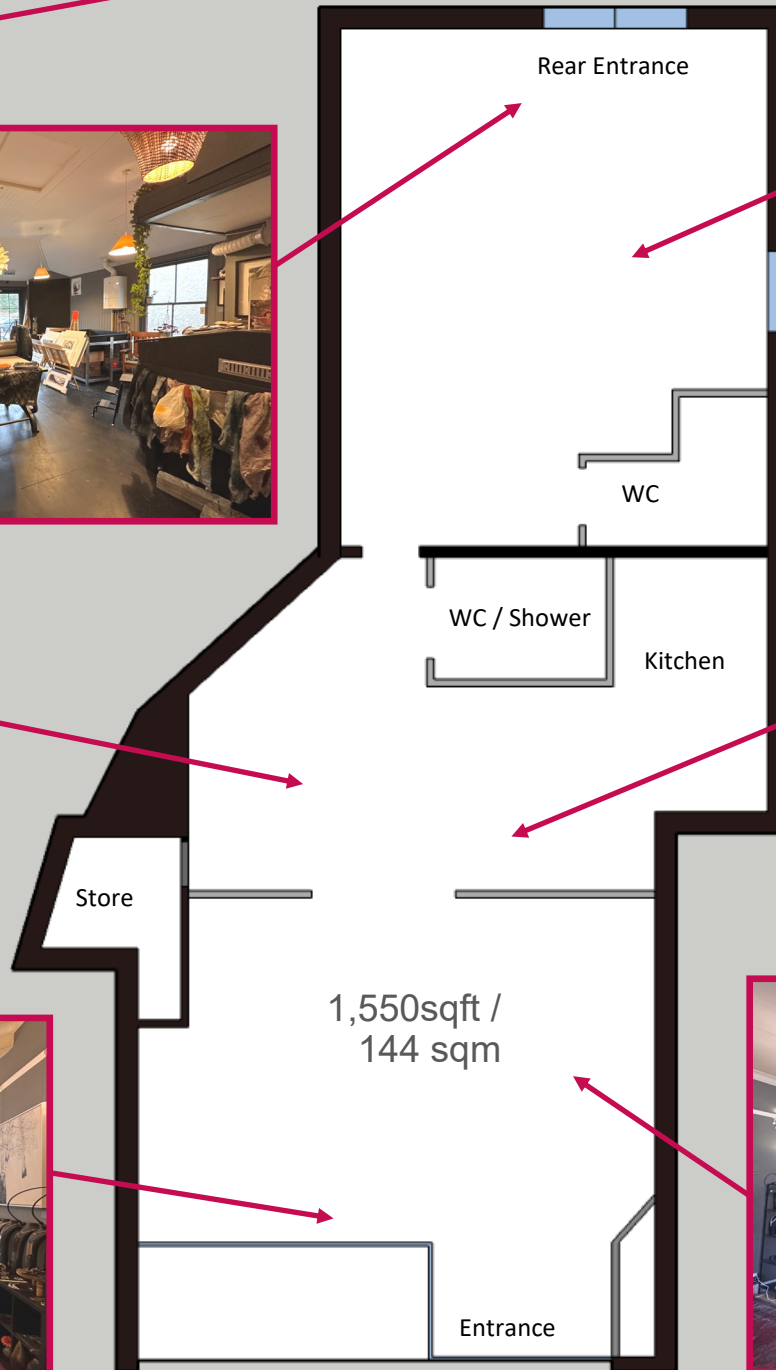
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External Store



Situation & Description

Due to being well situated just off the busy A9 and with its mainline railway station the highland Perthshire town of Pitlochry is extremely popular with tourists - providing year-round levels of trade. Rarely available premises generate strong interest from a wide range of occupiers, of both local and national covenants.

The shop has full width display window frontage and is located on the ground floor of a traditionally built, 2 storey + attic building situated on Bonneathill Road, only a short distance (30m or so) from the main street of Atholl Road. The property is configured to provide a bright front area which extends back to an internal wall with feature French-doors leading to the area behind which provides further retail space, a disabled wc and an area currently used as a kitchen. Beyond this area is the workshop which benefits from good natural light, a second wc with shower and double doors leading outside to parking & small external store in the rear courtyard. Internally, the shop is very well presented with wooden floor, period cornices and tastefully painted walls.

Sale Price

The premises are available for Heritable (Freehold) sale. The guide price is offers over £185,000.

Alternatively, our client may consider leasing the premises or selling the business as a going concern.

Business Rates

The property is currently entered in the Valuation Roll (Ref: [155024](#)) with a Rateable Value of £13,100. Interested parties should satisfy themselves regarding possible Rates Relief.

Legal Costs

Each party will be responsible for their own legal costs with the purchaser or incoming tenant responsible for LBTT and registration dues.

Accommodation

We have calculated the floor area to be: 144 m² / 1,550 ft²

Planning

Planning Permission (ref: [20/01442/FLL](#)) was granted in Nov 2020 for partial change of use to staff accommodation. Interested parties should satisfy themselves in this regard.

Viewings / More Information

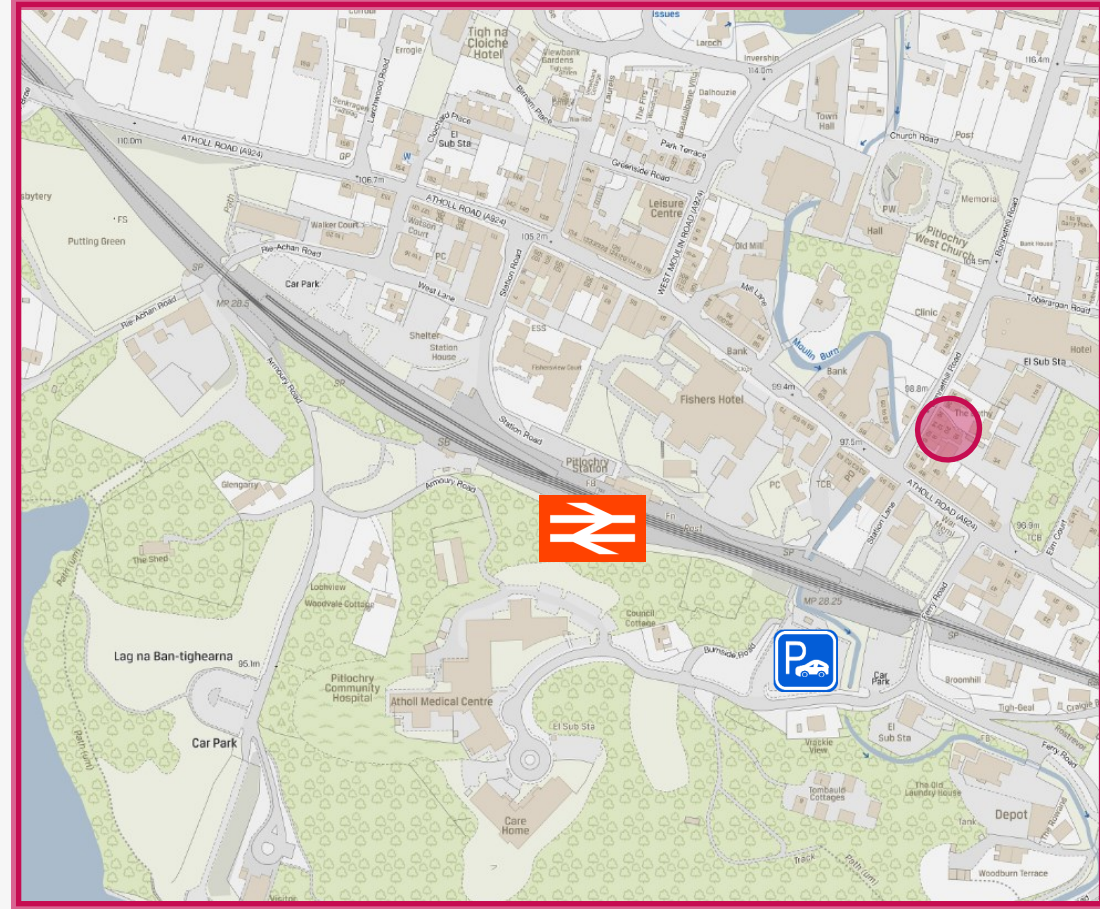
All enquiries to the sole agents:

Doug Smart

07850 517 323

Graeme Duncan.

07954 815 365



SUMMARY

Specification : Quality Decor, Attractive Traditional Building in Tourist Centre Location, On-street Parking.

Sale Price : Offers Over £185,000

Use : Retail (other uses TBC)

Size : 1,550 sqft

EPC : Upon Request

Rateable Value : Currently £13,100

Legals: Each Party to pay their own costs

–Viewings by arrangement with the Sole Agents

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