# TO LET

King Street
Crieff PH7 3HB



## Retail Unit - To Let
## *Subject To Vacant Possession

## Ground Floor: 7,303 sq ft

## Rent: Offers over £55,000 pa

### Location
Crieff is a popular market town located in Perth and Kinross, approximately 38 miles north-west of Edinburgh. The town acts as an important service centre for the surrounding Strathearn area and attracts visitors due to its scenic setting and historic character. Crieff has a resident population of approximately 7,000 people and serves a wider rural catchment area across Perthshire. The town centre provides a mix of national and independent retailers primarily located along High Street, King Street and Comrie Street.

The subject property is located on King Street within the established town centre retail pitch. Nearby occupiers include Boots, The Original Factory Shop, Subway, Edinburgh Woollen Mill and The Co-operative Food, together with a range of local dependent retailers and cafés which contribute to steady town centre footfall.

### Accommodation
The subject property is arranged over ground level extending to the following approximate net internal area:
Ground Floor: 7,303 sq ft / 678.72 sqm

### Entry
The premises are available from September 2026, subject to securing vacant possession.

### Lease
The subjects are available by way of a new full repairing and insuring lease for a term to be agreed.

### Rent
Offers over £55,000 pa exclusive of VAT are invited.

### Rates
Rateable Value: £38,300
UBR (2026/27): £0.481
Rates Payable: £18,423 pa

### Planning / EPC
The premises currently benefit from Class 1A consent. An EPC report is avaliable on request.

### Legal Costs
Each party to be responsible for their own legal and professional costs incurred in this transaction. For the avoidance of doubt the ingoing tenant will be responsible for Land & Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.

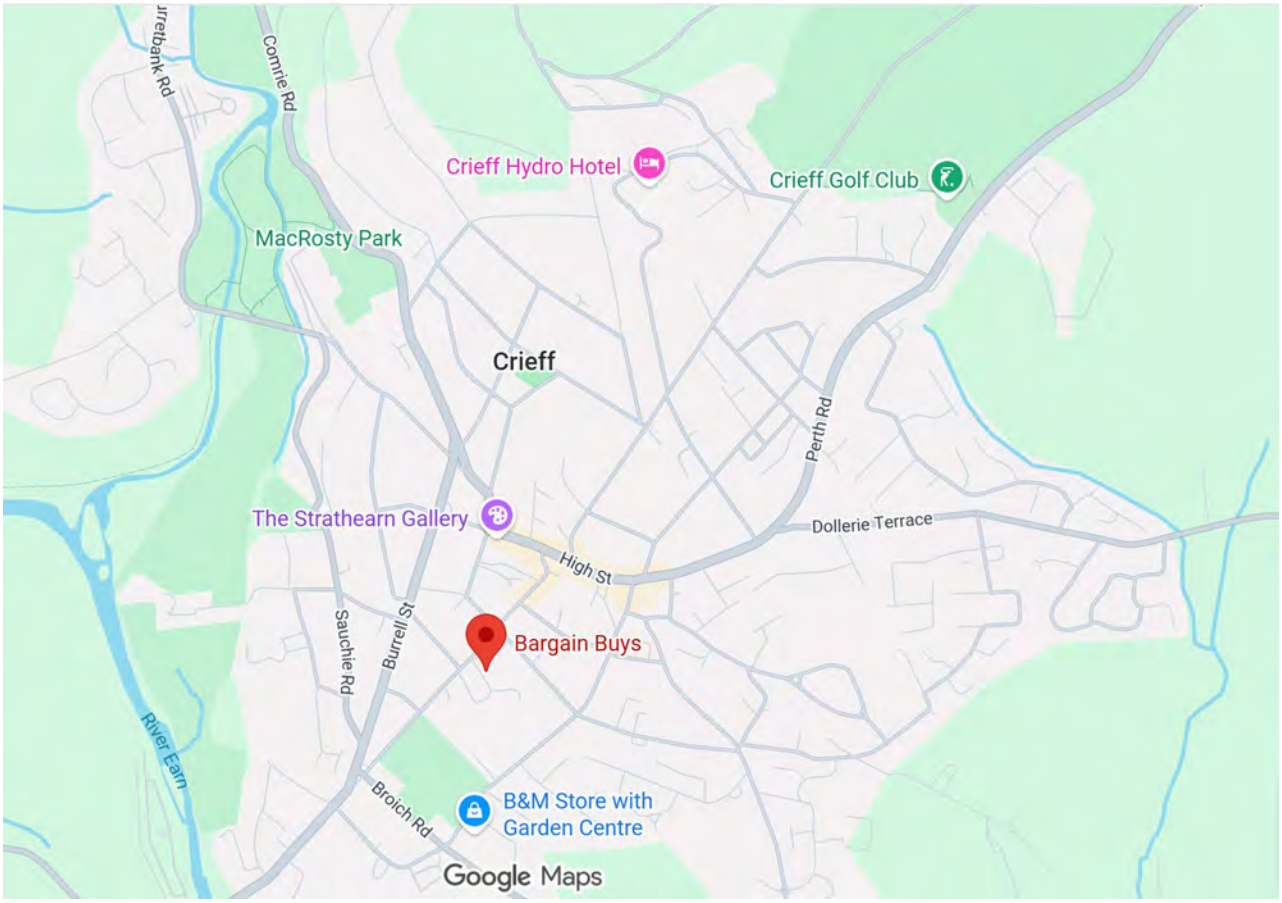
### Anti-Money Laundering
In order to comply with anti-money laundering legislation, the successful purchaser/tenant will be required to provide certain identification documents. The required documents will be requested at the relevant time.

ORINSEN

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## Viewing strictly by appointment through ORINSEN


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