

Opportunity for Pre-Let to Specify  
Design and Use of New Building



Artists Visualisation

Bennybeg, Muthill Road, Crieff, PH7 4HN

To Let

187 m<sup>2</sup> (2,000 ft<sup>2</sup>)

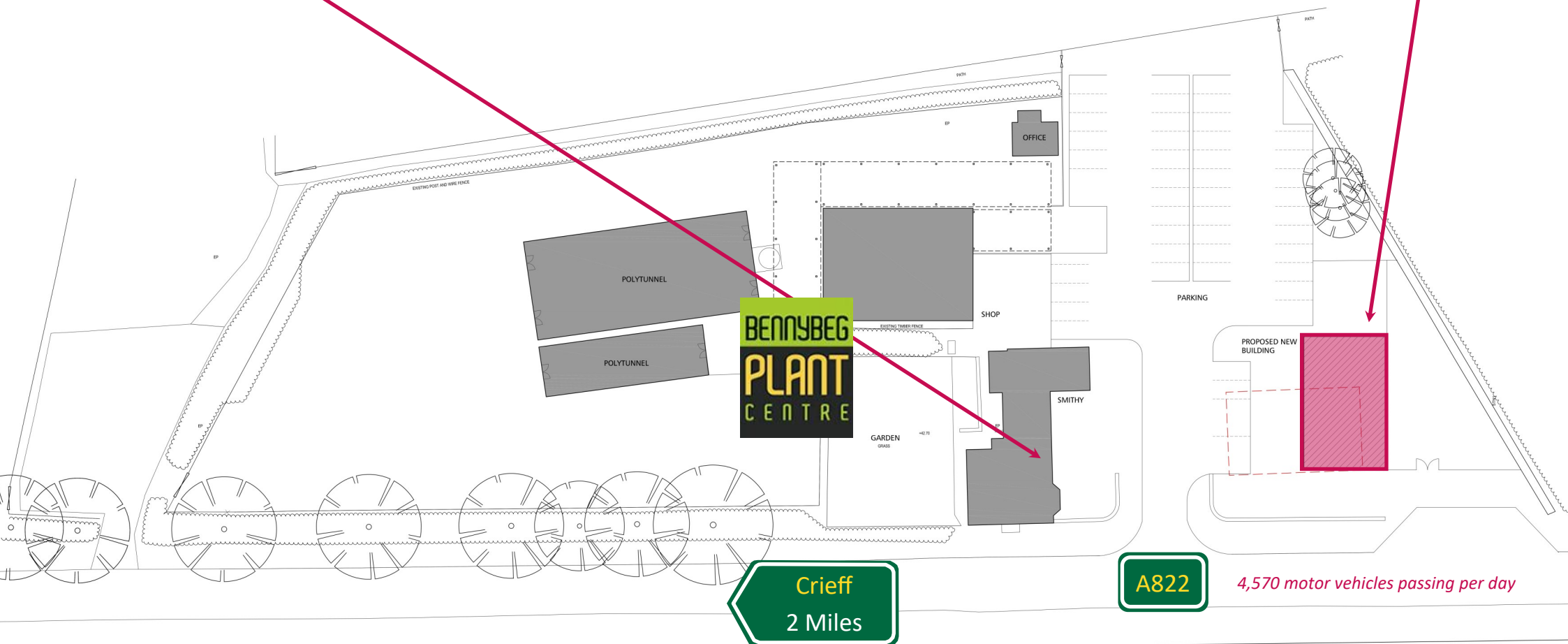
New Build Unit - Can be Shop, Café, Clinic - To Suit Tenants Requirements

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surveyors & property consultants



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## Situation & Description

The premises sit prominently on the A822, only 2 miles south of the Perthshire town of Crieff, at the entrance to "Bennybeg" garden centre. The location is very popular with customers visiting the garden centre, climbers using the nearby Crag and dog-walkers navigating the route around Bennybeg pond.

Whilst it is envisaged that the building will be single storey and timber clad in keeping with their rural setting, it will be built to modern standards and include contemporary elements and extensive glazing so as to take advantage of the lovely surroundings.

## Quoting Terms

The premises are available for lease on terms to be agreed between the parties. All interested parties are requested to contact the Agents to discuss their intended use of the premises.

## Business Rates

The property will require to be assessed for Rates upon completion of the development. Interested parties should satisfy themselves regarding possible Rates Relief.

## Legal Costs

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

## Accommodation

The precise layout, configuration and size is open to discussion but we anticipate the floor area to be in the region of : 187 m<sup>2</sup> / 2,000 ft<sup>2</sup>.

## Planning / Use

Our client is seeking expressions of interest from prospective tenants. Their intended use may be incorporated in a planning application and influence the design of the proposed building. Interested parties should liaise with the selling agents to satisfy themselves in this regard.

## Viewings / More Information

All enquiries to the sole agents:

**Doug Smart**

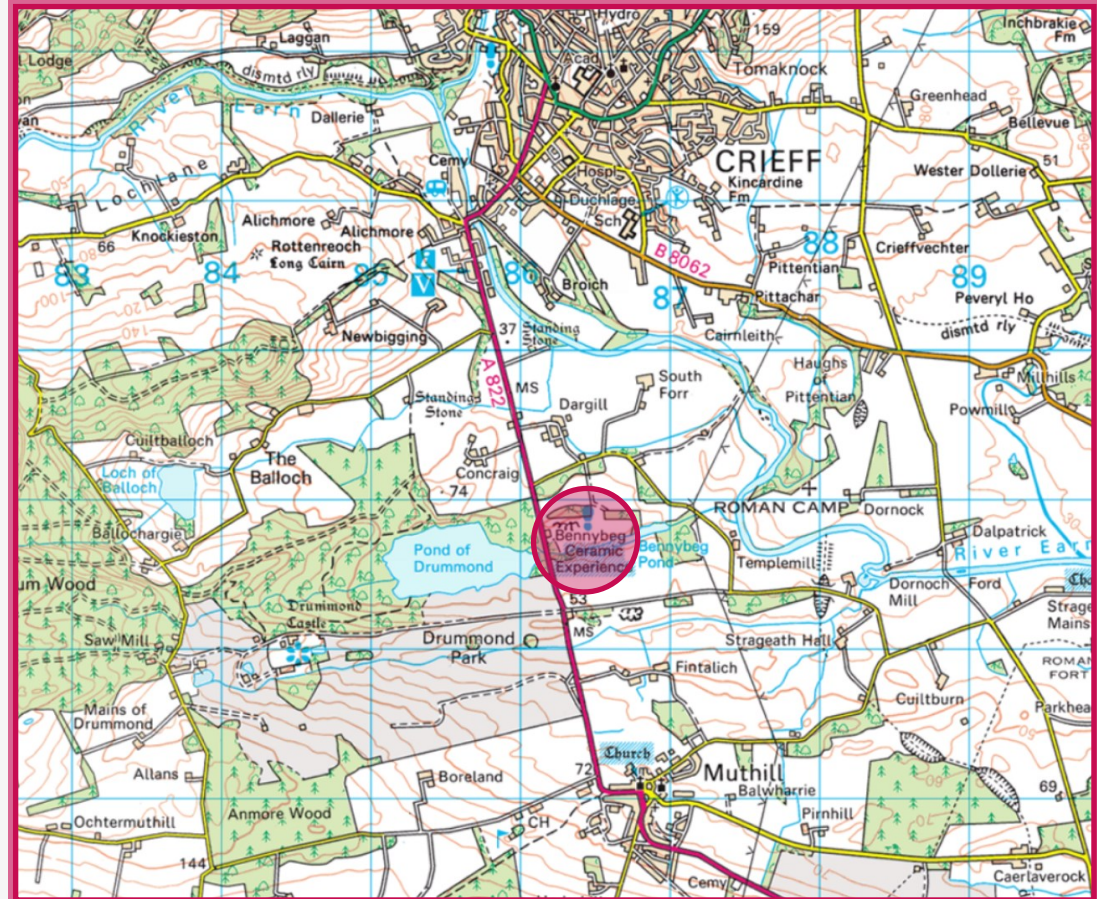
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[doug@smartandco.co.uk](mailto:doug@smartandco.co.uk)

**Graeme Duncan.**

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[graeme@smartandco.co.uk](mailto:graeme@smartandco.co.uk)



## SUMMARY

*Opportunity : To Enter "Pre-Let" Agreement and Secure New Build Unit to Meet Tenants Requirements.*

*Use : Retail, Café, Studio etc (other uses subject to planning)*

*Rental : Available Upon Request*

*Size : Approx 2,000 sqft*

*EPC : Upon Completion*

*Rateable Value : TBA*

*Legals : Each Party to pay their own costs*

*Viewings : by arrangement with the Sole Agents*

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