



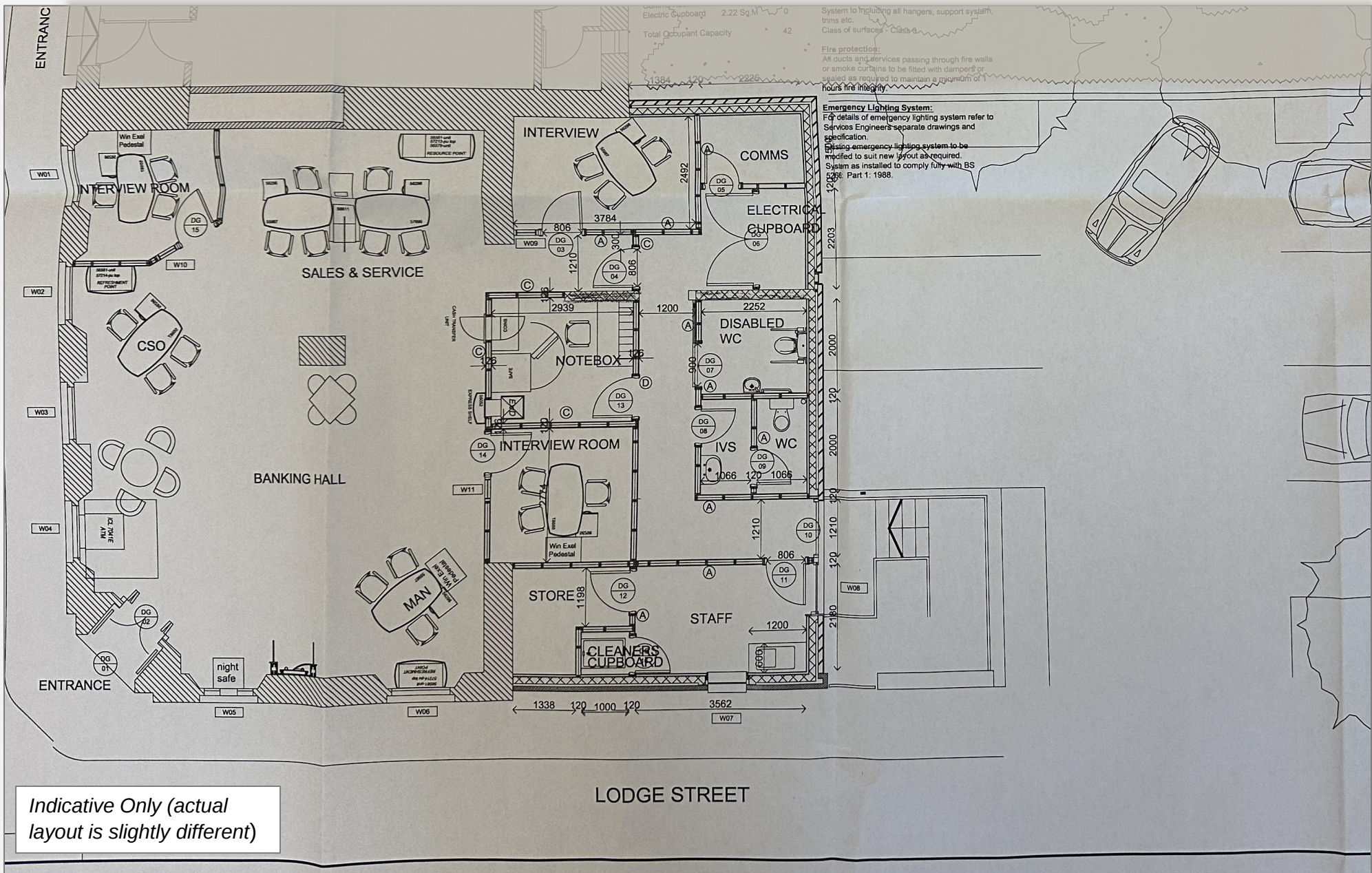
1 Galvelmore St, Crieff, PH7 4DN
Former Bank Premises With Car Park

To Let
£1,500pcm

163.6 m²
(1,761 ft²)

SMART&CO.
surveyors & property consultants





SITUATION & DESCRIPTION

With a resident population of 7,853, Crieff is the largest town in the Strathearn area (population 11,100) situated only 16 miles west of Perth. Crieff is very well located for easy access to the wider area via the A85 and the nearby A9 (10 miles) and has a long tradition of attracting tourists who use it as a central base for exploring Perthshire and the Highlands.

The premises are well situated at the west end of the High Street (A85) in a prominent corner position on the junction with Lodge St, Comrie St and Galvelmore St.

Occupying the ground floor within a 2 story + attic period building of traditional stone and slate construction, the premises are arranged internally with a mix of open plan and some cellular space comprising offices, kitchen and WC's (disabled accessible).

The internal layout is flexible and may be altered to suit various uses – subject to agreement with the landlord. Interested parties should discuss this with the agents.

Externally, the property benefits from a car park to the rear which can accommodate approx. 6 cars.

ACCOMMODATION

We have calculated the gross internal area to be 163.6 m² (1,761 ft²)

RENT / TERMS

The property is available for lease on terms and for a duration to be agreed. The quoting rent is £1,500 per month.



BUSINESS RATES

The property is currently entered in the Valuation Roll with a Rateable Value of £15,100 – interested parties should satisfy themselves on this.

LEGAL COSTS

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

VAT

The premises are elected for VAT, which will be charged on the rent.

VIEWINGS / MORE INFO

All enquiries to the sole agents:

Doug Smart

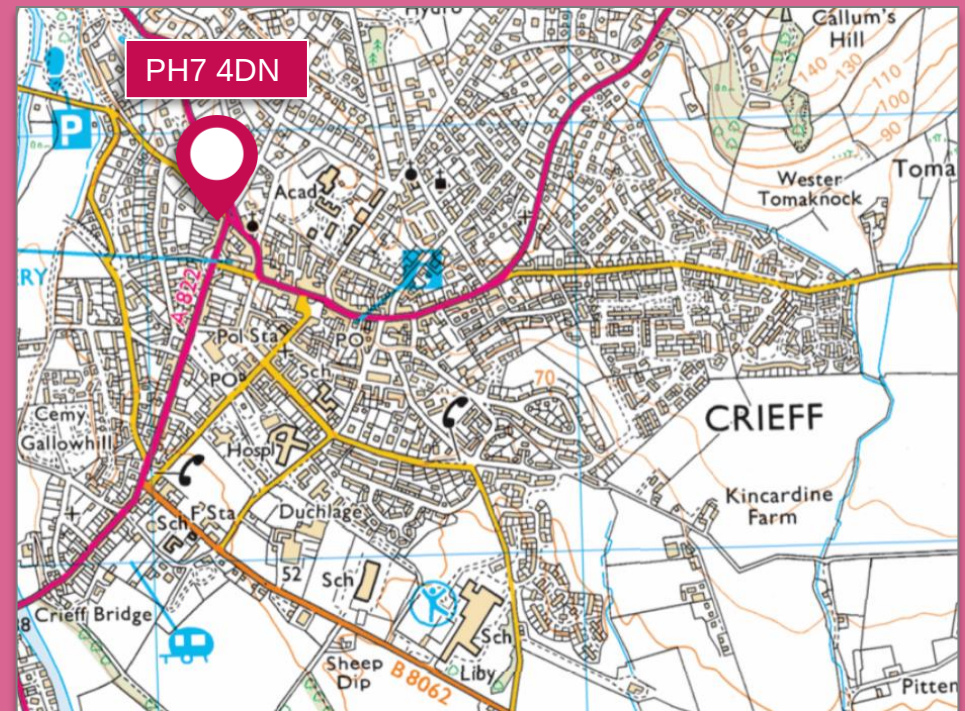
07850 517 323

doug@smartandco.co.uk

Graeme Duncan.

07954 815 365

graeme@smartandco.co.uk



SUMMARY

Opportunity : To Lease Main Street Office / Shop With Off-Street Parking.

Use : Office / Retail / Studio etc (subject to planning)

Rent : £1,500 per momnth

Size : 163.6 m² / 1,761 ft²

EPC : On Application

Rateable Value : £15,100

Legals : Each Party to pay their own costs

Viewings : By arrangement with the Sole Agents

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