



2 Comrie Street, Crieff, PH7 4AX

Town Centre Shop / Office / Other - STC

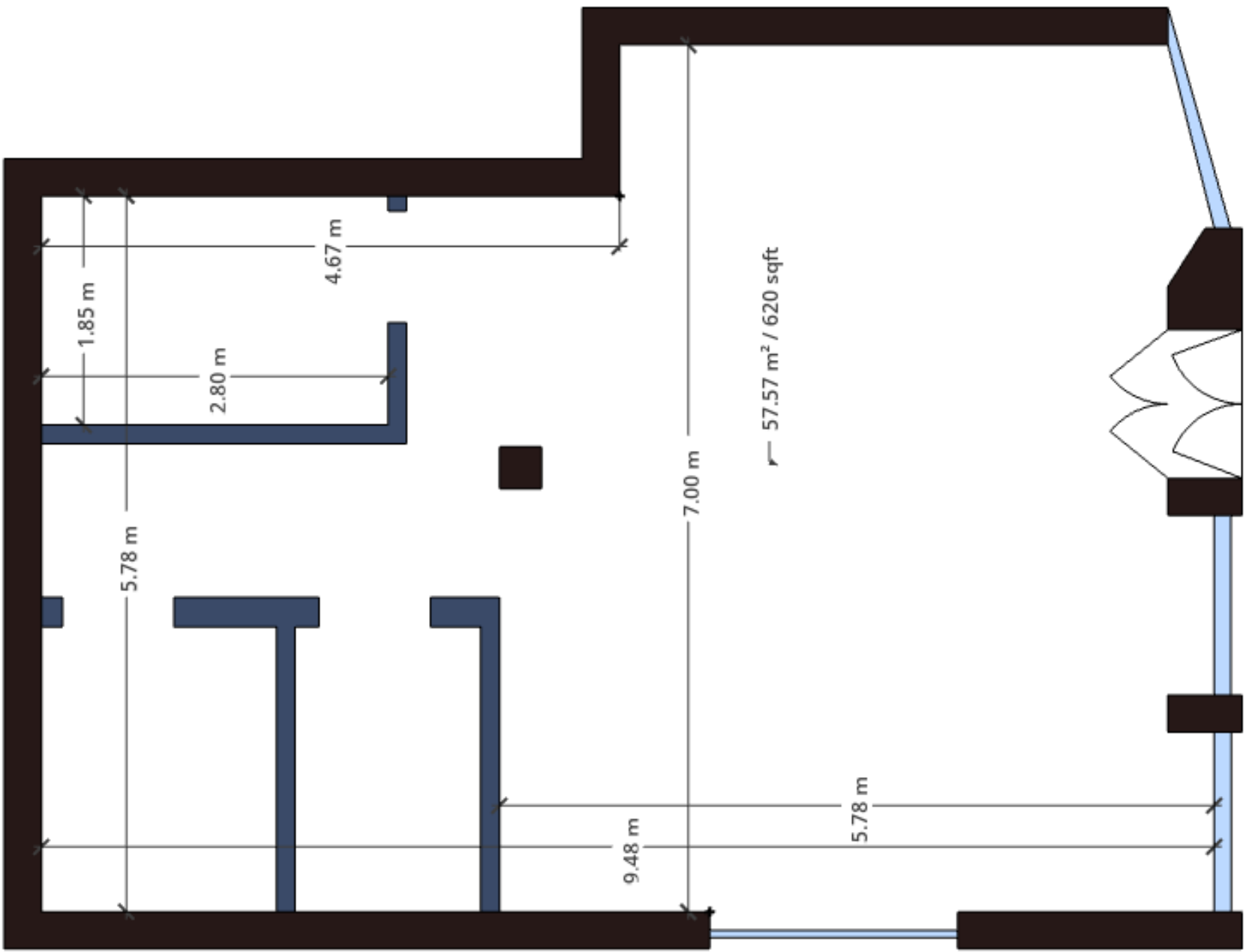
To Let

£8,400 pa
(No VAT)

57.6 m²
(620 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 10,419) 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 extremely well situated at the west end of the High Street (A85) in a prominent position on the crossroads with Galvemore St, Lodge St and Comrie Street.

Occupying the ground floor within a 2 story period building of traditional stone and slate construction, the premises are arranged internally with a bright main area, smaller office, kitchen and accessible WC. The property has an intruder alarm and secure entry system.

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.

ACCOMMODATION

We have calculated the gross internal area to be 57.6 m² (620 ft²)

RENT / TERMS

The property is available for lease on terms and for a duration to be agreed. The quoting rent is £8,400 per year.

VAT

The premises are NOT elected for VAT, so NO VAT will be charged on the rent.



BUSINESS RATES

The property is currently entered in the Valuation Roll with a Rateable Value of £5,500 so may qualify for 100% exemption from Business Rates – interested parties should satisfy themselves on this.

LEGAL COSTS

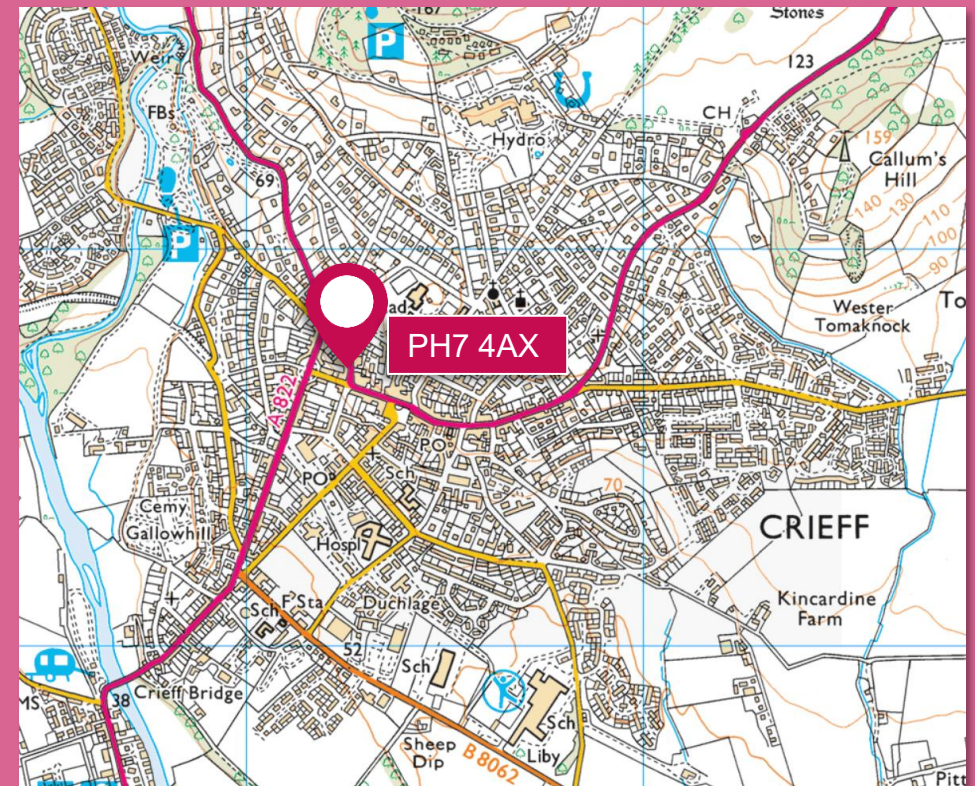
Each party will be responsible for their own legal costs with the incoming tenant responsible for any LBTT and registration dues.

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 Shop / Office in Prominent Prime Position

Use : Retail / Office / Other uses STC

Rent : £7,500 per year (VAT Free)

Size : 57.6 m² / 620 ft²

EPC : On Application

Rateable Value : £5,500 (Rates Exemption Qualifier)

Legals : Each Party to pay their own costs

Viewings : By arrangement with the Sole Agents