



Drummond Arms Hotel, James Square, Crieff, PH7 3HX

- Prominent development site in affluent town centre location.
- Former hotel in distressed condition, suitable for alternative use.
- Site are 0.26 acres.
- Heritable interest available for reasonable offers.





SITUATION

The former Drummond Arms Hotel occupies a prominent site located within the village of Crieff, which is a Scottish market town in Perth and Kinross. The town lies on the A85 road between Perth and Grienlaroch. The town is an affluent central belt population centre which has a bus link town centre and is also a popular destination for tourists, most notably Caithness Glass Visitor Centre, Innerpeffray Library as well as Crieff Hydro, Gleneagles, and various other notable tourist destinations being nearby.

Communication links to the town are good especially as it lies on a popular A road joining the east and west of Central Scotland. The population is some 7,400 people. Public transport relies on a frequent bus service, as well as the road network. We understand the Crieff has past several development sites locally including a 90 acre site in 2015 which should see population growth within the town over the next few years.

The location of the property is shown on the appended plan.

THE PROPERTY

The subjects comprise a distressed former hotel with accommodation over four principal floors under a multi-pitched slate covered roof. The property has been extended to the rear and there are several detached buildings within the site. Internally, the subjects are in poor condition having suffered serious water damage over the years.

DEVELOPMENT POTENTIAL

The subjects have laid empty for around 15 years. The building is listed and therefore demolition of the site historically has been difficult to consider. However, the property is now in serious disrepair.

The property has been awarded an EPC Rating of G.

SERVICES

Mains drainage, gas, electricity and water are all connected to the property.

RATES

We understand that the Rateable Value is set to 0 (zero pounds).

TENURE

Heritable interest in the property.

PRICE

Offers are invited for the heritable property, the trade fixtures, fittings and equipment (such as they are) which is to be sold as seen.

FINANCE/BUSINESS MORTGAGES

Graham + Sibbald are in regular contact with the specialists involved in the financing of business and property purchases in Scotland and we would be happy to assist with introductions if required.

VIEWING

Strictly by appointment only to be made through Graham + Sibbald. No approach to be made to the property or members of staff.

OFFERS

All offers should be submitted in Scottish Legal Terms to the sole selling agents at the address below:

Graham + Sibbald
233 St Vincent Street, Glasgow, G2 5QY
Email — LT@g-s.co.uk

To arrange a viewing please contact:



Peter Seymour

Head of Hotel + Leisure
Peter.seymour@g-s.co.uk
0141 332 1194



Brogan Grier

Senior Surveyor
brogan.grier@g-s.co.uk
07803896932
0141 567 5364

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6. Date of Publication: June 2020