



RETAIL UNIT

DM HALL
CHARTERED SURVEYORS



Unexpectedly back to the market **FOR SALE**

70 High Street, Dunblane, FK15 0AY

Town centre retail premises

Flexible internal layout

Rare opportunity to purchase

Offers over £70,000 invited



dmhall.co.uk

Commercial Department
Unit 6a, The Courtyard, Callendar Business Park Falkirk
FK1 1XR 01324 628321

LOCATION:

The subjects are in a prominent position at the top end of Dunblane's principal shopping street, amidst businesses with high levels of footfall, such as lawyers, butchers, bankers and a launderette. The subjects are also close to a number of gift shops, are only a few metres from the highly-popular Andy Murray golden pillar box and are a few hundred metres from Dunblane Cathedral.

Dunblane is situated close to the M9/A9, and as such enjoys excellent road links to the central belt. Improvements to the overall road network (including the construction of the Steps bypass) and frequent rail services to Edinburgh, Glasgow and the north have led to the town becoming a popular residential location. The town, while retaining its compact, historic centre, has become a relatively affluent commuter town given its excellent communication links.

**DESCRIPTION:**

The subjects comprise retail premises arranged over the ground floor of a mid terraced, three storey and attic stone built property which is contained under a pitched and slated roof.

The retail frontage comprises a timber/glazed entrance door together with a timber framed display window.

Internally the subjects are arranged to provide a main retail area, rear workroom, toilet and kitchen.

The subjects have gas fired central heating and an air changing system.

ACCOMMODATION:

We calculate that the subjects extend to a net internal area of 41.71 m² (448 ft²).

RATEABLE VALUE:

Having regard to the Scottish Assessor's Association website we note that the subjects are entered in the current Valuation Roll at Rateable Value £5,000.

The Small Business Bonus Relief Scheme which was introduced on the 1st April 2018 will remain in force for 2018-2019 and, given the Rateable Value of the subjects, eligible parties will benefit from a 100% discount.

PRICE:

Offers over £70,000 are invited for the benefit of our client's feudal equivalent interest.

VAT:

All figures quoted are exclusive of any VAT which may be chargeable.

EPC:

A copy of the EPC (Energy Performance Certificate) can be made available on request however the rating is F.

VIEWING:

Strictly by appointment through the sole selling agents.

OFFERS:

All offers should be submitted in strict Scottish legal form to this office:-

DM Hall LLP Chartered Surveyors
Unit 6A, The Courtyard
Callendar Business Park
Falkirk
FK1 1XR

Tel: 01324 628321
Fax: 01324 612147

E-mail: michael.mcintyre@dmhall.co.uk
falkirkproperties@dmhall.co.uk

You are advised to notify your interest to this office in order to enable us to advise you in the event of a closing date being set.

DATE OF ENTRY:

By agreement.

DATE OF PUBLICATION

December 2018

IMPORTANT NOTE

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