



Prominent Shop / Clinic / Studio / Office

Drummond St, Comrie, PH6 2DW

(will suit various uses - subject to planning)

To Let / May Sell

52.82 m² / 569 ft²

£7,200 pa.

SMART&CO.
surveyors & property consultants

01738 318 100



Location

Approximately 7 miles west of Crieff, the conservation village of Comrie (population approx 2,500), is located in the heart of Scotland and is established as both a desirable residential location and a popular tourist destination with many quality visitor attractions nearby. Drummond Street is a main thoroughfare (A85 trunk road) with high volumes of traffic providing year-round passing trade. Located in the village centre, the property occupies an excellent prominent prime situation, amongst popular local traders, with free parking available both on-street and in the car-park opposite.

Description

The property comprises a good-sized high street retail unit at ground floor level, with a double display windows and door facing onto the main street and arranged with reception, two treatment rooms and wc at ground level with space for further treatment room / teaprep and staff area at the lower level to the rear.

The property is in excellent condition. Heating is by way of movable electric radiators. Flooring is generally vinyl over timber. Walls are painted plaster & plasterboard.

We have calculate the floor area to be: 52.82 m² (569 ft²)
A floorplan is attached.

Use / Planning

The property has been used as a beauty and therapy clinic falling within Class 2 of the Use Class Order, therefore benefitting from permitted change to Class 1 retail. Other uses may be suitable-subject to obtaining permission. Parties should satisfy themselves.

Business Rates

The premises has a rateable value (ref: 166821) of £4,250 therefore it should qualify for full exemption from business rates under the Small Business Bonus Scheme.

Lease / Sale Terms

The property is available TO LEASE for a period to be agreed. The quoting rent is £600 per month. Alternatively, our client may consider offers to purchase the property.

Energy Performance Certificate (EPC)

Available upon request.

Legal Costs

Each party will be responsible for their own legal costs associated with the transaction. The purchaser will be responsible for LBTT and registration dues.

Further Information / Viewings

Interested parties should contact the sole selling agents:

Doug Smart
07850 517 323

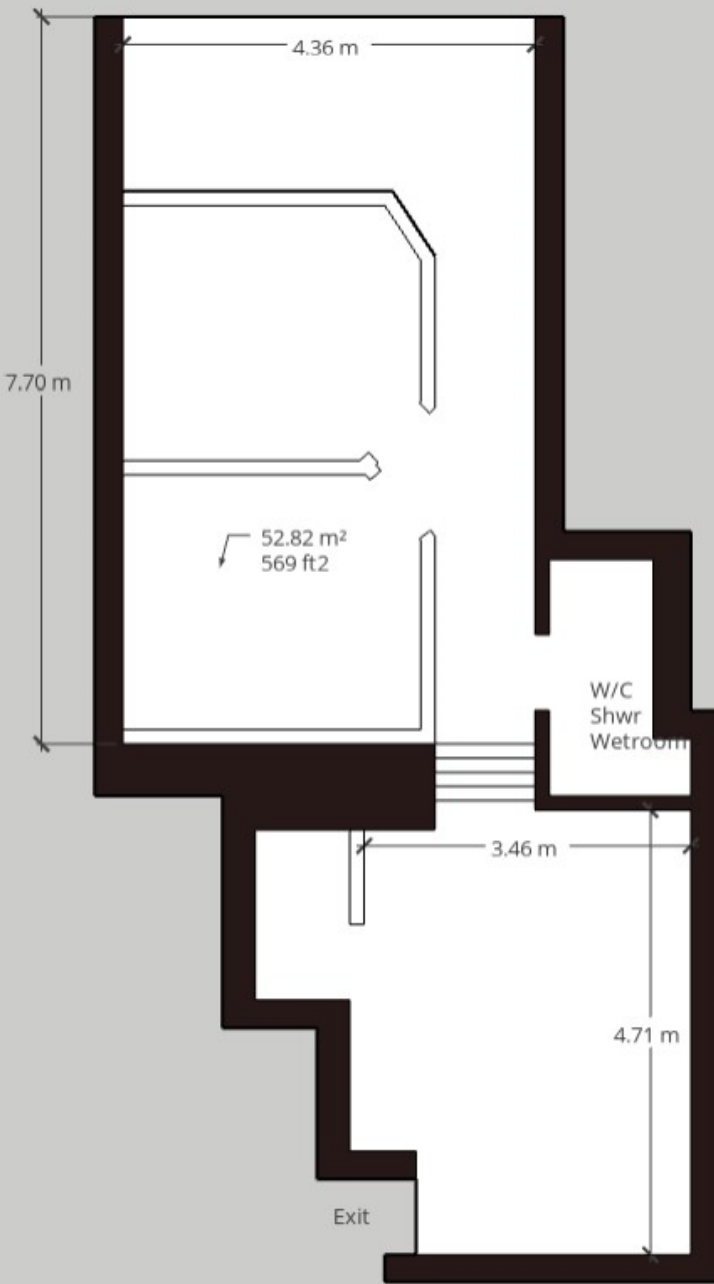
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Entrance



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