



# FALCONER

PROPERTY CONSULTANTS

**8 CHURCH STREET,  
CRIEFF  
PH7 3AE**

**TO LET/MAY SELL**

- LEASE FROM £4,500 PER ANNUM
- 251 FT<sup>2</sup>
- PROMINENT LOCATION
- GOOD LEVEL OF NEARBY PARKING
- 100% RATES RELIEF(SUBJECT TO QUALIFICATION)
- CLASS 3/TAKEAWAY CONSENT
- FULLY FITTED

## LOCATION

Crieff is a market town in Perth and Kinross, Scotland. It lies on the A85 road between Perth and Criarlarich and also lies on the A822 between Greenloaning and Aberfeldy.

Crieff is the main town of Strathearn lying on the southern edge of the Scottish Highlands. It has been a holiday resort since Victorian times and is the second largest town in Perthshire with a population of almost 6000.

The town spills from the Knock, the wooded hill above, down to the River Earn. James Square with its fountain marks the centre of the town. There are a number of tourist attractions such as Glenturret Distillery (Scotland's oldest) and hotels including the grand Victorian spa - the Crieff Hydro.

The subjects are located on the eastern side of Church Street close to its junction with High Street.

## DESCRIPTION

The Subjects comprise a ground floor mid terraced retail unit contained within a three storey building of stone construction surmounted by a pitched and slated roof.

Internally, the subjects provide front serving area, kitchen and w.c. The kitchen area is fitted with stainless free standing worktops with some integrated deep basins and stainless steel extraction system.

## PROPOSAL

Lease from £4,500 per annum for a new FRI lease.



## FLOOR AREAS

From sizes taken during our inspection we calculate the subject property, measured in accordance with the RICS Code of Measurement Practice (second edition, January 2018) to extend to the following approximate gross internal area (GIA):

23.3m<sup>2</sup>/251ft<sup>2</sup>

## PLANNING

All queries in relation to redevelopment/ reconfiguration of the subjects should be addressed to Perth & Kinross Council Planning Department.

## RATING

Rateable value £1,850.

## EPC

A copy of the EPC will be available upon request.

## CLOSING DATE

A closing date may be set and all interested parties should make a note of interest at the offices of the Sole Agent. We reserve the right to sell or let the property without setting a closing date and we are not obliged to accept the highest or indeed any offer for the sale or lease of the property.

## VAT

All prices, premiums and rents quoted are exclusive of VAT.



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## VIEWINGS AND FURTHER INFORMATION

Strictly by appointment through the Sole Agent:

**SANDY FALCONER**

BSc (Hons) MSc MRICS

 **STIRLING: 01786 234 000**

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