



FALCONER

PROPERTY CONSULTANTS

**98 MAIN STREET,
CALLANDER
FK17 8BD**

TO LET

- LEASE FROM £15,000 PER ANNUM
- PRIME LOCATION
- 1,541 FT²
- GOOD LEVELS OF PARKING
- PROMINENT DOUBLE FRONTAGE
- LOCATED ON THE MAIN ARTERIAL ROAD THROUGH CALLANDER

LOCATION

Callander is a town in the council area of Stirling, situated on the River Teith. The town is a popular tourist stop to and from the Highlands and serves as the eastern gateway to the Loch Lomond and the Trossachs National Park, the first National Park in Scotland, and is often referred to as the “Gateway to the Highlands.”

The subjects are located on the southern side of Main Street at its junctions with Church Street. Main Street forms the main retail street within the town and as such the subjects form a prime retail pitch.

DESCRIPTION

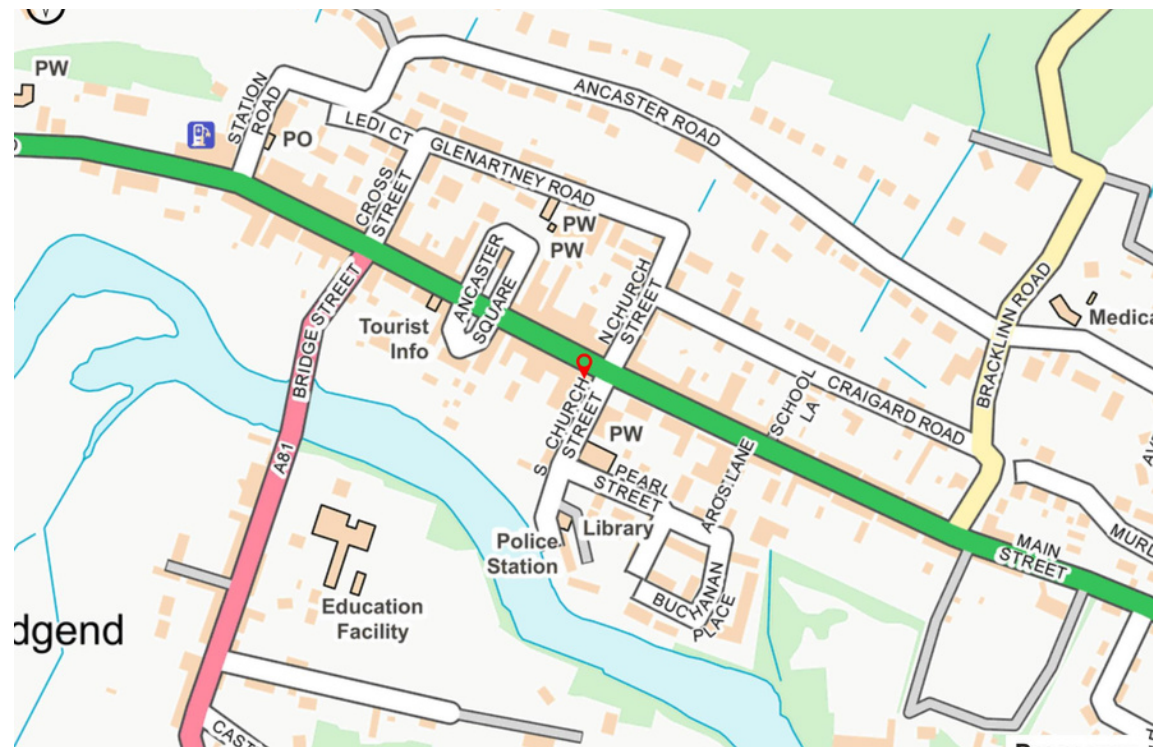
The subjects comprise a double fronted corner retail unit with return frontage onto South Church Street. The building is planned over ground floor with part mezzanine floor area.

Internally, the subjects benefit from a large open plan retail space, storage space and kitchen area whilst the first floor provides office space and w.c.

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):

Ground Floor:	120.1m ² /1,293ft ²
First Floor:	23m ² /248 ft ²
Total:	143.1m ² /1,541ft ²



PROPOSAL

Lease from £15,000 per annum for a new FRI lease.

PLANNING

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

RATING

Rateable value £19,300.

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.





DISCLAIMER

Falconer Property Consultants for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars and plan are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact must satisfy themselves by inspection or otherwise as to the correctness of each of them: (iii) no person in the employment of Falconer Property Consultants has any authority to make or give any representation or warranty whatever in relation to this property: (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. Published February 2024.



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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**

 **PERTH: 01738 230 200**

 **EMAIL: info@falconerproperty.co.uk**

www.falconerproperty.co.uk