

Planning Permission  
previously granted for residential use



14 Bonnethill Road, Pitlochry, PH16 5BS

For Sale /  
May Let

144m<sup>2</sup> (1,550 ft<sup>2</sup>)

Large Retail Shop / Cafe in Popular Busy Tourist Location - Excellent Decorative Order

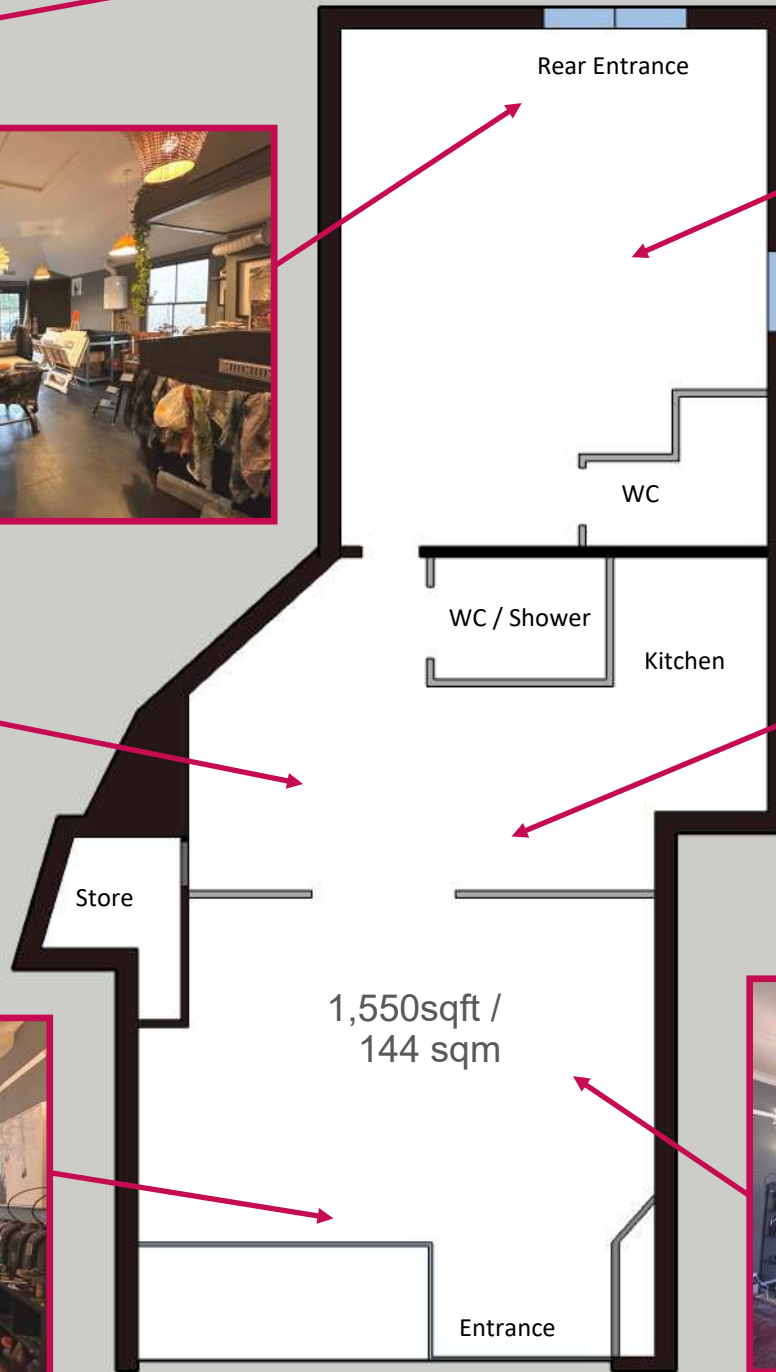
**SMART**&CO.  
surveyors & property consultants







External Store



## Situation & Description

Due to being well situated just off the busy A9 and with its mainline railway station the highland Perthshire town of Pitlochry is extremely popular with tourists - providing year-round levels of trade. Rarely available premises generate strong interest from a wide range of occupiers, of both local and national covenants.

The shop has full width display window frontage and is located on the ground floor of a traditionally built, 2 storey + attic building situated on Bonneathill Road, only a short distance (30m or so) from the main street of Atholl Road. The property is configured to provide a bright front area which extends back to an internal wall with feature French-doors leading to the area behind which provides further retail space, a disabled wc and an area currently used as a kitchen. Beyond this area is the workshop which benefits from good natural light, a second wc with shower and double doors leading outside to parking & small external store in the rear courtyard. Internally, the shop is very well presented with wooden floor, period cornices and tastefully painted walls.

## Sale Price

The premises are available for Heritable (Freehold) sale. The guide price is offers over £185,000.

Alternatively, our client may consider leasing the premises or selling the business as a going concern.

## Business Rates

The property is currently entered in the Valuation Roll (Ref: [155024](#)) with a Rateable Value of £13,100. Interested parties should satisfy themselves regarding possible Rates Relief.

## Legal Costs

Each party will be responsible for their own legal costs with the purchaser or incoming tenant responsible for LBTT and registration dues.

## Accommodation

We have calculated the floor area to be: 144 m<sup>2</sup> / 1,550 ft<sup>2</sup>

## Planning

Planning Permission (ref: [20/01442/FLL](#)) was granted in Nov 2020 for partial change of use to staff accommodation. Interested parties should satisfy themselves in this regard.

## Viewings / More Information

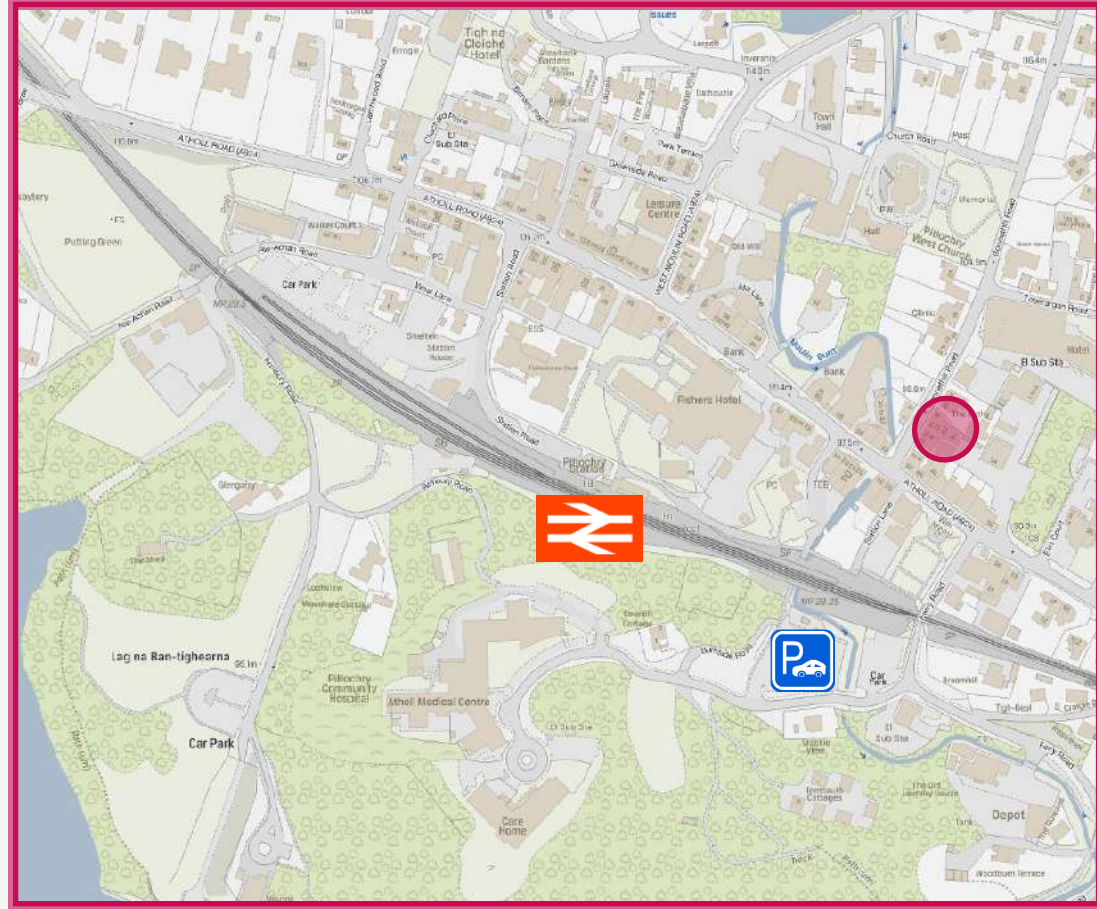
All enquiries to the sole agents:

**Doug Smart**

07850 517 323

**Graeme Duncan.**

07954 815 365



## SUMMARY

*Specification : Quality Decor, Attractive Traditional Building in Tourist Centre Location, On-street Parking.*

*Sale Price : Offers Over £185,000*

*Use : Retail (other uses TBC)*

*Size : 1,550 sqft*

*EPC : Upon Request*

*Rateable Value : Currently £13,100*

*Legals: Each Party to pay their own costs*

*Viewings by arrangement with the Sole Agents*

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