



RETAIL PREMISES

- > PRIME CORNER LOCATION
- > DOUBLE FRONTED
- > SUITABLE FOR VARIETY OF USES
- > NET INTERNAL AREA – 53.16 SQ. M. (572 SQ. FT.)
- > 100% RATES RELIEF
- > SALE PRICE – OFFERS OVER £60,000



FOR SALE

42 KING STREET, CRIEFF, PH7 3HA

CONTACT: Jonathan Reid – j.reid@shepherd.co.uk – Tel. 01738 638188 www.shepherd.co.uk



LOCATION

Crieff provides a range of local services including medical, banking and shopping facilities together with both primary and secondary schools.

In addition to serving its residents in the adjoining catchment, Crieff is a popular destination with tourist and visitor traffic.

The subjects are within a good quality commercial and residential location close to Crieff Town Centre. The property occupies a prominent corner position at the junction between King Street and Addison Terrace.

Surrounding occupiers comprise a number of established local retailers including coffee shop, newsagents, hair salon, pharmacy, and hot food takeaways.

There is residential accommodation directly above the property and metered on street car parking available on King Street and further free car parking nearby.

DESCRIPTION

The subjects comprise ground floor retail premises contained within a corner terraced two storey building. They currently operate as an art gallery.

The main walls are of stone construction whilst the roof over is pitched and clad in slates.

The property is accessed via a double leaf timber single glazed pedestrian door on the corner elevation, with timber single glazed window displays to both King Street and Addison Terrace.

The property is bright and well presented.

Internally the accommodation comprises an open plan gallery with rear office. The flooring is of suspended timber construction whilst the walls are plastered and timber panelled.

Timber steps within the rear shop lead up to a common corridor with small storage areas and toilet facility.

ACCOMMODATION	Net SQ. M.	Net SQ. FT.
Ground Floor		
Front Shop, Back Office and Storage Areas	53.16	572
TOTAL	53.16	572

TERMS

Our client is inviting offers for the sale of their heritable interest at offers over £60,000.



RATEABLE VALUE

Rateable Value - £4,000

The property therefore qualifies for 100% rates relief.

EPC

Available upon request.

LEGAL COSTS

Each party to bear their own legal costs in connection with this transaction.

VAT

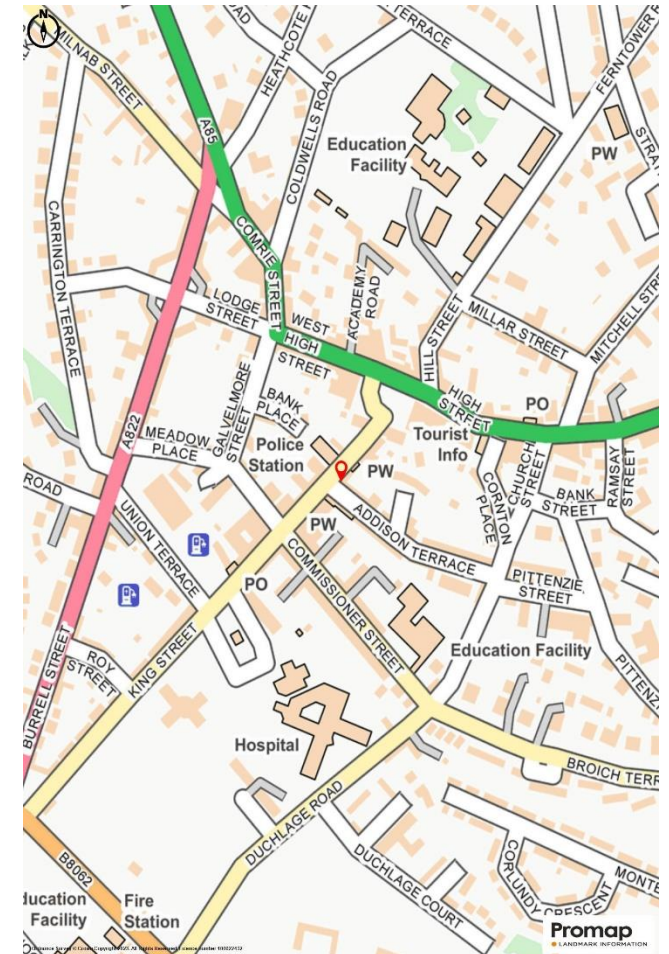
Prices quoted are exclusive of VAT.

MONEY LAUNDERING

The money laundering, terrorist financing and transfer of funds (information on the payer) regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also and any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

VIEWING/FURTHER INFORMATION

Strictly by appointment with the sole selling agent.



For further information or viewing arrangements please contact the sole agents:

Shepherd Chartered Surveyors 2 Whitefriars Crescent, Perth, PB2 0PA
Jonathan Reid – j.reid@shepherd.co.uk – Tel. 01738 638188

www.shepherd.co.uk



J & E Shepherd 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 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 but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of J & E Shepherd 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. We comply with the Money Laundering, Terrorist Financing and Transfer of Fund Regulations 2017. **APRIL 2023**