



**FALCONER**  
PROPERTY CONSULTANTS

# TO LET

Suite 9, RFL House, Anderson  
Street, Dunblane, FK15 9AJ

## OFFICE SUITE

- FREE OFF STREET PARKING
- OPEN PLAN LAYOUT
- 100% RATES RELIEF (SUBJECT TO QUALIFICATION)
- FULLY SERVICED
- LEASE FROM £2,800 PER ANNUM
- CLOSE PROXIMITY TO M9/A9
- 223 SQ FT



## LOCATION

Dunblane is a town in the council area of Stirling in central Scotland. It is a commuter town, with many residents making use of good transport links to much of the Central Belt, including Glasgow and Edinburgh.

The town is served by Dunblane railway station, which has regular services to Stirling, Perth, Glasgow and Edinburgh. It is also a stop on the Caledonian Sleeper from Inverness, and several other long distance trains to Aberdeen, Dundee, Inverness, and even London. Dunblane is the northernmost station of Network Rail's Edinburgh to Glasgow Improvement Program, which includes electrification.

Dunblane is the point at which the M9 motorway ends and joins the A9 dual carriageway north towards Perth.

The subjects are located on the southern side of Anderson Street between its junctions with Atholl Place and Anderson Court.



## DESCRIPTION

The subjects comprise a 1<sup>st</sup> floor office suite contained within RFL House. RFL House is a detached two storey office building of brick construction. Access is provided through the main entrance hall.

The accommodation provides an open plan office which benefits from shared reception, w.c. facilities and free off street parking.

## PLANNING

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

## 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 net internal area (NIA):

First Floor: 20.7m<sup>2</sup>/223ft<sup>2</sup>

## PROPOSAL

Offers of £2,800 per annum are invited for a new Lease. There is a service charge of £46.50 pcm to cover insurance, water rates, cleaning, alarm and bins. Electricity and telephone charges will be over and above on a pro rata rate.

## EPC

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## 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 lease or sale of the property.

## VAT

Vat will be payable where applicable.

## RATING

The Rateable Value of the property is £2,300. Qualifying businesses will be able to benefit from 100% rates exemption subject to application.



## VIEWING AND FURTHER INFORMATION

Strictly by appointment through the Sole Letting Agent:

Sandy Falconer BSc (Hons) MSc MRICS

STIRLING 01786 234 000

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