



FALCONER
PROPERTY CONSULTANTS

FOR SALE/TO LET

32 Main Street, Callander,
FK17 8BB

RETAIL UNIT

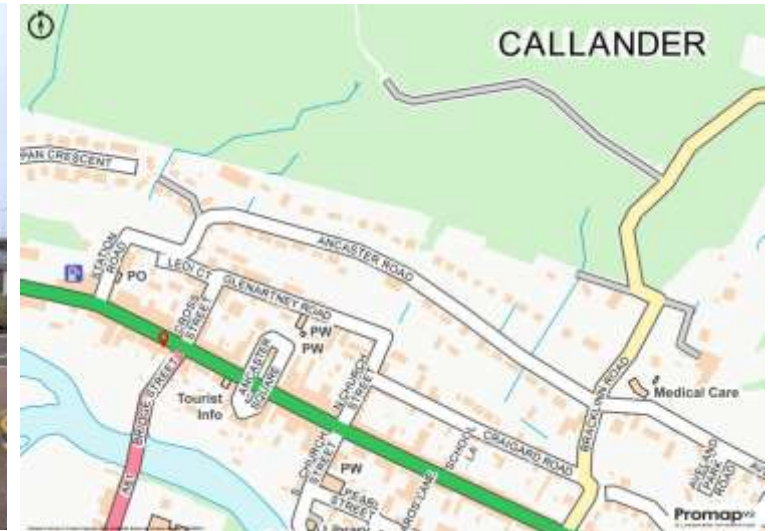
- RECENTLY REFURBISHED
- PRIME LOCATION
- 430 FT²
- LEASE FROM £7,500
- READY FOR IMMEDIATE OCCUPATION
- GOOD LEVELS OF PARKING
- POTENTIAL FOR 100% RATES RELIEF
- LOCATED ON THE MAIN ARTERIAL ROAD THROUGH CALLANDER



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 Bridge 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 ground floor end terraced retail unit within a two storey building of stone construction with a roughcast overlay. The property has been recently been refurbished.

The property benefits from a dual glazed frontage onto Main Street along with a further glazed return frontage onto Bridge Street.

Internally, the subjects provide front retail area and w.c. The accommodation is ready for immediate occupation. The walls are plastered and painted whilst the ceiling is of suspended tiles with integrated LED lighting.

VAT

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

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):

39.95m²/430ft²

PLANNING

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

RATING

Rateable value £7,900.

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 let the property without setting a closing date and we are not obliged to accept the highest or indeed any offer for the lease of the property.

PROPOSAL

Lease from £7,500 per annum.

Offers over £69,500 are invited for the Heritable (freehold) interest.



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VIEWING AND FURTHER INFORMATION

Strictly by appointment through the Sole Letting Agent:

Sandy Falconer BSc (Hons) MSc MRICS

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