



FALCONER
PROPERTY CONSULTANTS

TO LET

Main Street, Kinbuck,
Dunblane, FK15 0NQ

SHOWROOM / INDUSTRIAL UNIT

- LEASE FROM £17,950 PER ANNUM
- 3,099 FT²
- EASY ACCESS TO A9
- OFF ROAD PARKING
- 100% RATES RELIEF (SUBJECT TO QUALIFICATION)
- SUITABLE FOR A VARIETY OF USES
- RECENTLY REFURBISHED



LOCATION

Kinbuck is a hamlet in Stirlingshire, Scotland. It lies by the Allan Water and the Stirling-Perth Railway line. It is four miles north of Dunblane.

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.

The subjects are located on the eastern side of Main Street in the centre of Kinbuck. Main Street forms the main arterial road through Kinbuck.



DESCRIPTION

The subjects comprise a single storey building surmounted by a pitched and sheeted roof. The property was most recently utilised as an Auction House but would be suitable for a variety of uses.

Internally the subjects provide central entrance door to a small reception area leading to two large showrooms and office. The large room to the right can be accessed via double doors with 2.5m clearance. There is a large store area with staff w.c and separate customer w.c's.

Externally there is a large gravelled area providing ample parking/turning space.

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):

287.92m²/3,099ft²

PLANNING

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

RATING

Rateable value £5,700.

EPC

G.

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.

VAT

N/A.

PROPOSAL

Lease from £17,950 per annum.



VIEWING AND FURTHER INFORMATION

Strictly by appointment through the Sole Agent:

Sandy Falconer BSc (Hons) MSc MRICS

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