



FALCONER
PROPERTY CONSULTANTS

TO LET

42 - 44 High Street, Dunblane
FK15 0AY

RETAIL UNIT

- LEASE FROM £14,000 PER ANNUM
- 957 FT²
- HIGH LEVELS OF PASSING TRADE
- 100% RATES RELIEF (SUBJECT TO QUALIFICATION)
- FREE ON STREET PARKING
- LARGE GLAZED FRONTAGE
- PROMINENT TOWN CENTRE LOCATION



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. Dunblane is built on the banks of the Allan Water, a tributary of the River Forth. Dunblane Cathedral is its most prominent landmark. Dunblane had a population of 8,114 at the 2001 census which grew to 8,811 at the 2011 census.

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 Programme, which includes electrification.

The subjects are located on the eastern side of High Street between its junctions with The Cross and Stirling Road. High Street forms the main retail area within the town and benefits from good levels of footfall.



DESCRIPTION

The subjects comprise a ground floor end terraced retail unit contained within a three storey building of stone construction. The property benefits from a large glazed frontage with side entrance door and roller shutter.

Internally, the property provides large open plan retail area, rear store / office and w.c.

The property is well suited for multiple retail uses.

PROPOSAL

Lease from £14,000 per annum for a new FRI lease.

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):

88.94m²/957ft²

PLANNING

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

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 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.

RATING

Rateable value £10,600.

VAT

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



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VIEWING AND FURTHER INFORMATION

Strictly by appointment through the Sole Agent:

Sandy Falconer BSc (Hons) MSc MRICS

STIRLING 01786 234 000

PERTH 01738 230 200

EMAIL info@falconerproperty.co.uk

www.falconerproperty.co.uk