



FALCONER
PROPERTY CONSULTANTS

TO LET

3 – 5 Atholl Street, Dunkeld,
PH8 0AR

RESTAURANT/RETAIL UNIT

- LEASE FROM £16,500 PER ANNUM
- 1,674 FT²
- PROMINENT TOWN CENTRE LOCATION
- 100% RATES RELIEF (SUBJECT TO QUALIFICATION)
- GOOD LEVELS OF NEARBY PARKING
- HIGH LEVELS OF PASSING TRADE
- FULLY FITTED EXTRACTION SYSTEM
- FULL ALCOHOL LICENSE



LOCATION

Dunkeld is a small town in Perth and Kinross, Scotland. It is about 15 miles north of Perth on the eastern side of the A9 road into the Scottish Highlands and on the opposite (north) side of the River Tay from the village of Birnam. Dunkeld and Birnam share a railway station, on the Highland Main Line.

Birnam and Dunkeld are set astride the River Tay and are a popular destination for tourists. The property also lies a short walk from a mainline railway station with a regular service between Edinburgh, Glasgow and Inverness.

The property is located on the western side of Atholl street near to its junction with High Street and at it's joining with Bridge Street.



DESCRIPTION

The subjects comprise a retail unit/restaurant formed over the ground floor and basement of a two storey mid terraced building of stone construction surmounted by a pitched and slated roof.

Internally the ground floor provides bar/seating area, large open plan restaurant, kitchen, food prep area and rear loading entrance. The kitchen benefits from an extraction system.

The basement provides separate male and female w.c's, store rooms and office.

PLANNING

All queries in relation to redevelopment/reconfiguration of the subjects should be addressed to Perth and Kinross 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):

Ground floor 103.4m²/1,113ft²

Basement 52.12m²/561ft²

PROPOSAL

Lease from £16,500 per annum are invited for a new Full Repairing and Insuring (FRI) Lease.

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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 or sell 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.

RATING

Rateable value £14,100.

VAT

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



VIEWING AND FURTHER INFORMATION

Strictly by appointment through the Sole Letting Agent:

Sandy Falconer BSc (Hons) MSc MRICS

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