



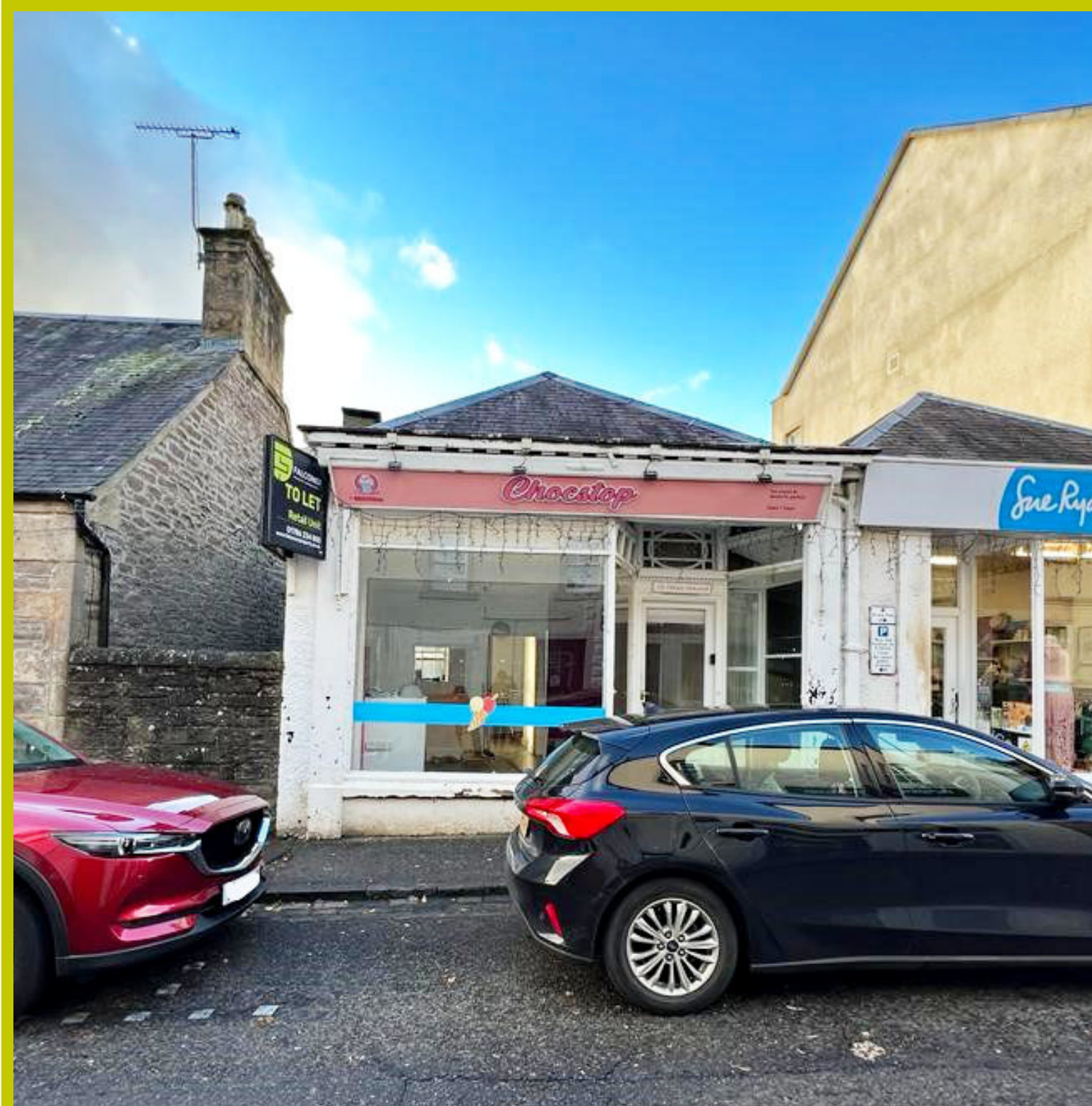
FALCONER

PROPERTY CONSULTANTS

**15 HIGH STREET,
DUNBLANE
FK15 0EE**

TO LET

- LEASE FROM £6,900 PER ANNUM
- RESTRICTED CLASS 3 LICENSE
- 405 FT²
- FREE ON STREET PARKING
- HIGH LEVELS OF PASSING TRADE
- PRIME TOWN CENTRE PITCH
- 100% RATES RELIEF
(SUBJECT TO QUALIFICATION)



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 western side of High Street between its junctions with Stirling Road and The Cross.

DESCRIPTION

The subjects comprise a ground floor end terraced retail unit contained within a two storey building of stone construction surmounted by a pitched and slated roof.

Internally, the property provides front shop, rear prep area/store and w.c.

The unit benefits from having restricted class 3 consent, allowing tenants to trade as a café.

PROPOSAL

Lease from £6,900 per annum for a new FRI Lease.



FLOOR AREAS

From sizes estimated using architects plans 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):

37.6m²/405ft²

PLANNING

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

RATING

£5,700.

EPC

G.

CLOSING DATE

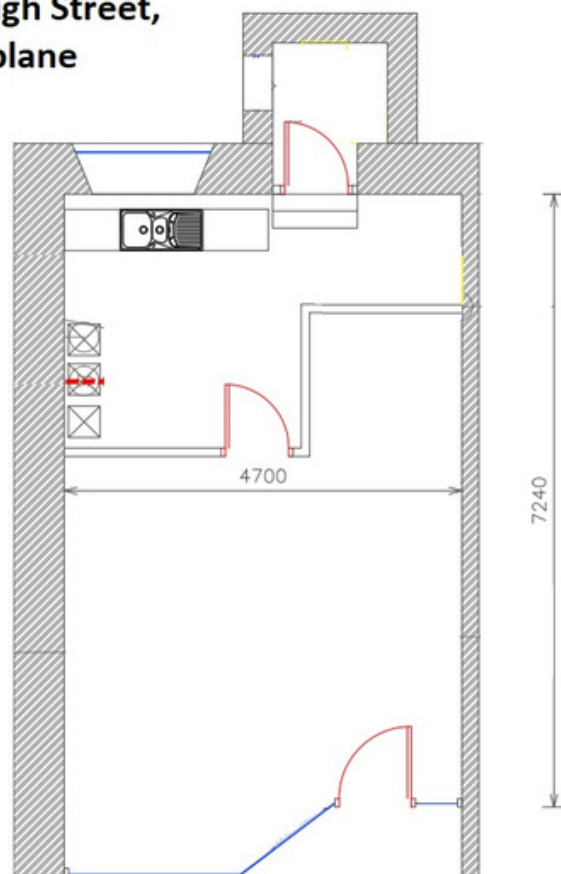
A closing date may be set and all interested parties should make a note of interest at the offices of the Sole Agent. We reserve the right to let or sell the property without setting a closing date and we are not obliged to accept the highest or indeed any offer for the lease or sale of the property.

VAT

N/A.



15 High Street,
Dunblane



DISCLAIMER

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**VIEWINGS
AND
FURTHER
INFORMATION**

Strictly by appointment through the Sole Agent:

SANDY FALCONER

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