



# FALCONER

PROPERTY CONSULTANTS

**BALLACHALLAN  
WORKSHOP 2,  
CAMBUSMORE ESTATE,  
CALLANDER  
FK17 8LJ**

## TO LET

- LARGE WORKSHOP WITH OFFICES
- LEASE FROM £26,500 PER ANNUM
- 4,844 FT<sup>2</sup> (450M<sup>2</sup>)
- ROLLER SHUTTER ACCESS
- PRIVATE PARKING
- LARGE SECURE YARD



## LOCATION

Callander is a town in the council area of Stirling, situated on the River Teith. The town is a popular tourist stop on the way to and from the Highlands and serves as the eastern gateway to Loch Lomond and the Trossachs National Park.

Cambusmore Estate is located 1 mile southeast of Callander.

Ballachallan Workshop 2 can be accessed from the A84 carriageway which links to the motorway network at Stirling.

## DESCRIPTION

The subjects comprise a modern detached industrial unit with private secure yard area. The building is of steel portal frame construction with insulated profiled sheet walls and roof.

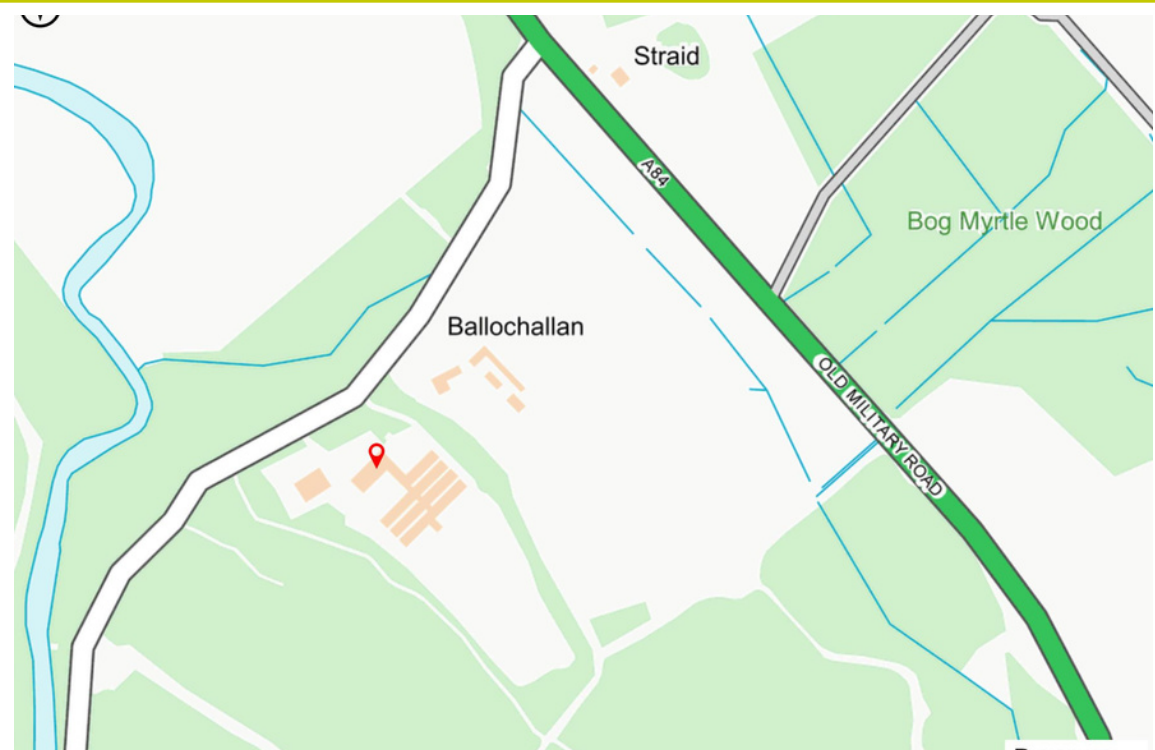
The property benefits from a large electric roller shutter door along with a separate pedestrian access door. Internally the property provides good sized open plan workshop, office, staff canteen and w.c. facilities.

## PROPOSAL

Lease from £26,500 per annum for a new FRI lease.

## RATING

Rateable value £25,250.



## 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):

450m<sup>2</sup>/4,844ft<sup>2</sup>

## PLANNING

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

## EPC

C.

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

## VAT

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







#### DISCLAIMER

Falconer Property Consultants for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars and plan are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact must satisfy themselves by inspection or otherwise as to the correctness of each of them: (iii) no person in the employment of Falconer Property Consultants has any authority to make or give any representation or warranty whatever in relation to this property: (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. Published April 2023.



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**VIEWINGS  
AND  
FURTHER  
INFORMATION**

Strictly by appointment through the Sole Agent:

**SANDY FALCONER**

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