



# FALCONER

PROPERTY CONSULTANTS

**98 MAIN STREET,  
CALLANDER  
FK17 8BD**

## TO LET

- LEASE FROM £15,000 PER ANNUM
- PRIME LOCATION
- 1,541 FT<sup>2</sup>
- GOOD LEVELS OF PARKING
- PROMINENT DOUBLE FRONTAGE
- LOCATED ON THE MAIN ARTERIAL ROAD THROUGH CALLANDER

## LOCATION

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

The subjects are located on the southern side of Main Street at its junctions with Church Street. Main Street forms the main retail street within the town and as such the subjects form a prime retail pitch.

## DESCRIPTION

The subjects comprise a double fronted corner retail unit with return frontage onto South Church Street. The building is planned over ground floor with part mezzanine floor area.

Internally, the subjects benefit from a large open plan retail space, storage space and kitchen area whilst the first floor provides office space and w.c.

## 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):

|               |   |
|---------------|---|
| Ground Floor: | 120.1m <sup>2</sup> /1,293ft <sup>2</sup> |
| First Floor:  | 23m <sup>2</sup> /248 ft <sup>2</sup>     |
| Total:        | 143.1m <sup>2</sup> /1,541ft <sup>2</sup> |



## PROPOSAL

Lease from £15,000 per annum for a new FRI lease.

## PLANNING

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

## RATING

Rateable value £19,300.

## EPC

A copy of the EPC will be available upon request.

## 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

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**VIEWINGS  
AND  
FURTHER  
INFORMATION**

Strictly by appointment through the Sole Agent:

**SANDY FALCONER**

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