



FALCONER

PROPERTY CONSULTANTS

**30 MAIN STREET,
CALLANDER
FK17 8BB**

TO LET/MAY SELL

- LEASE FROM £7,500 PER ANNUM
- OFFERS OVER £70,000
- 1,076 FT²
- INCENTIVES AVAILABLE
- GREAT LEVELS OF NEARBY PARKING
- POPULAR TOURIST LOCATION
- HIGH LEVELS OF PASSING TRADE



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 Bridge Street. Main Street forms the main retail street within the town and as such the subjects form a prime retail pitch.

DESCRIPTION

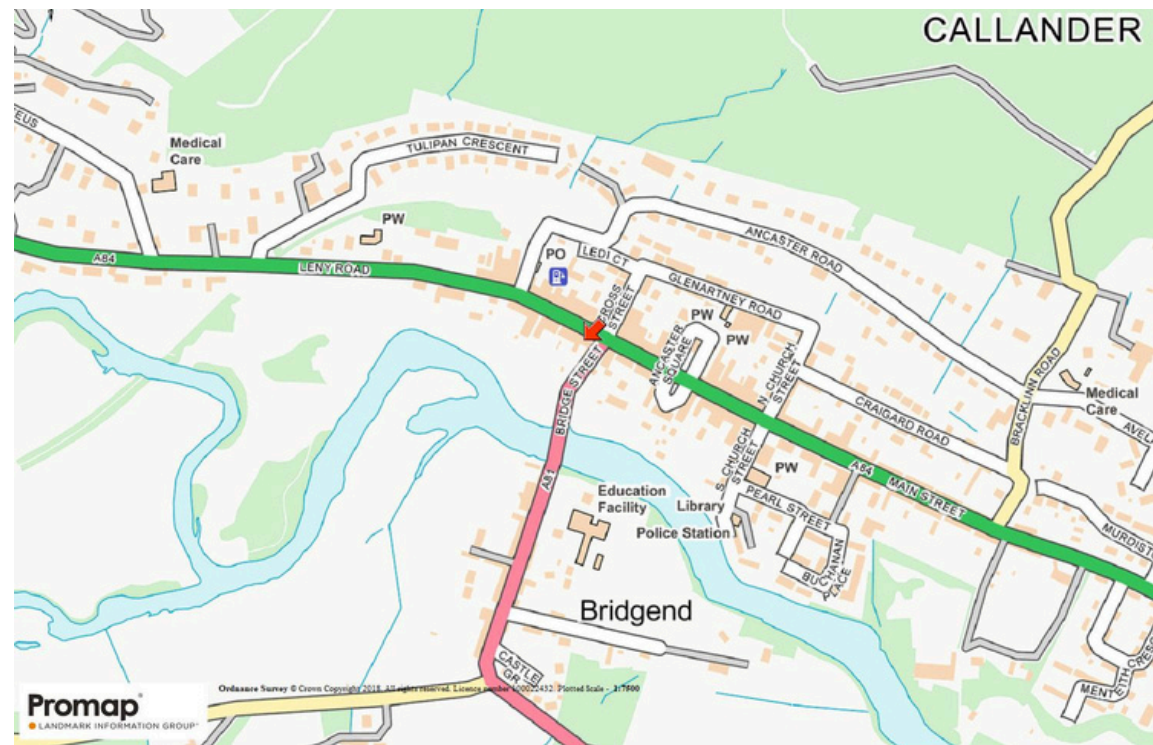
The subjects comprise a ground floor mid terraced retail unit within a parade of similar units. The building is of traditional stone construction surmounted by a pitched and slated roof.

Internally, the subjects provide open plan retail area, office, back shop and w.c. The accommodation is ready for immediate occupation.

PROPOSAL

Lease from £7,500 per annum for a new FRI lease.

Our client would also consider offers over £70,000 for the Heritable interest.



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):

99.96m²/1,076ft²

PLANNING

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

RATING

Rateable value £13,700.

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

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 September 2024.



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**VIEWINGS
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