



FALCONER

PROPERTY CONSULTANTS

**51 COMRIE STREET
CRIEFF
PH7 4AX**

TO LET

- LEASE FROM £4,800 PER ANNUM
- 328 FT²
- 100% RATES RELIEF (SUBJECT TO QUALIFICATION)
- LARGE GLAZED FRONTAGE
- CLOSE PROXIMITY TO TOWN CENTRE
- LOCATED ON THE MAIN ARTERIAL ROAD THROUGH CRIEFF



LOCATION

Crieff is a market town in Perth and Kinross, Scotland. It lies on the A85 road between Perth and Crianlarich and also lies on the A822 between Greenloaning and Aberfeldy.

Crieff is the main town of Strathearn lying on the southern edge of the Scottish Highlands. It has been a holiday resort since Victorian times and is the second largest town in Perthshire with a population of almost 6000.

The town spills from the Knock, the wooded hill above, down to the River Earn. James Square with its fountain marks the centre of the town. There are a number of tourist attractions such as Glenturret Distillery (Scotland's oldest) and hotels including the grand Victorian spa - the Crieff Hydro.

The subjects are located on the northern side of Comrie Street between its junctions with Coldwells Road and Heathcote Road.

DESCRIPTION

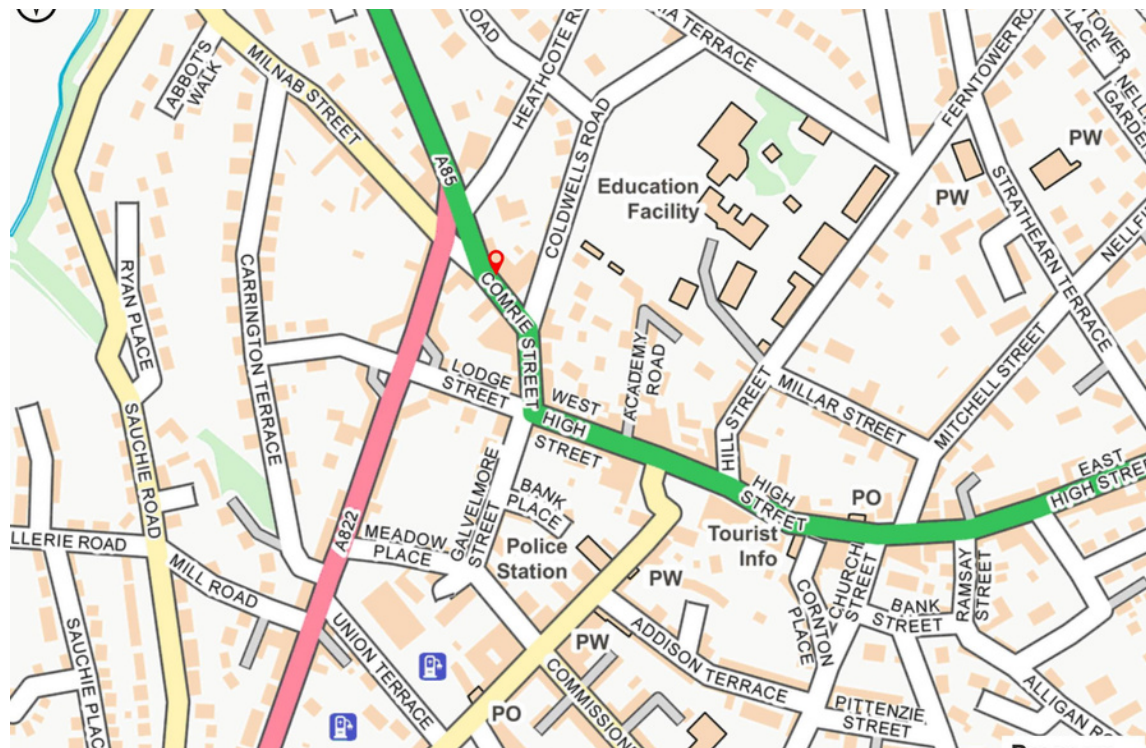
The subjects comprise a ground floor retail unit/office contained within a two storey building of stone construction.

Internally the unit comprises of two separate offices and kitchen with a w.c accessed via a small alleyway to the rear of the property.

PROPOSAL

Lease from £4,800 per annum for a new FRI lease.

A further 339ft² storage space is available to the rear of the property for an additional £1,200 per annum.



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):

30.5m²/328ft²

PLANNING

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

RATING

Rateable value £2,200.

EPC

A copy of the EPC will be available upon request.

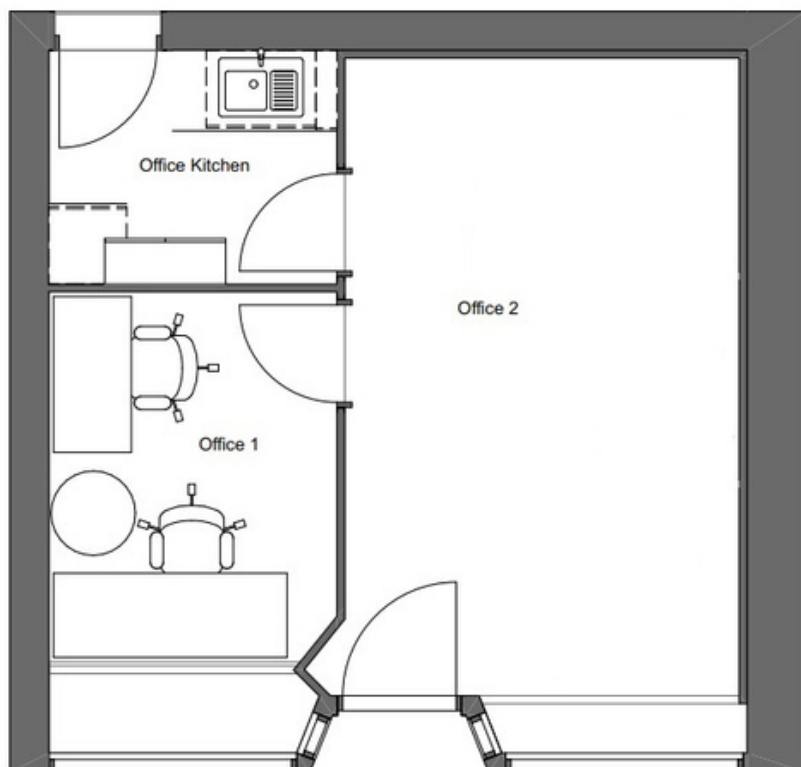
CLOSING DATE

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 June 2025.



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VIEWINGS AND FURTHER INFORMATION

Strictly by appointment through the Sole Agent:

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