



FALCONER

PROPERTY CONSULTANTS

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

TO LET/MAY SELL

- LEASE FROM £4,500 PER ANNUM
- OFFERS OVER £45,000
- PRIME LOCATION
- 455 FT²
- GOOD LEVELS OF NEARBY
PARKING
- SUITABLE FOR A VARIETY OF
USES

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 Perth Road and The Cross.

DESCRIPTION

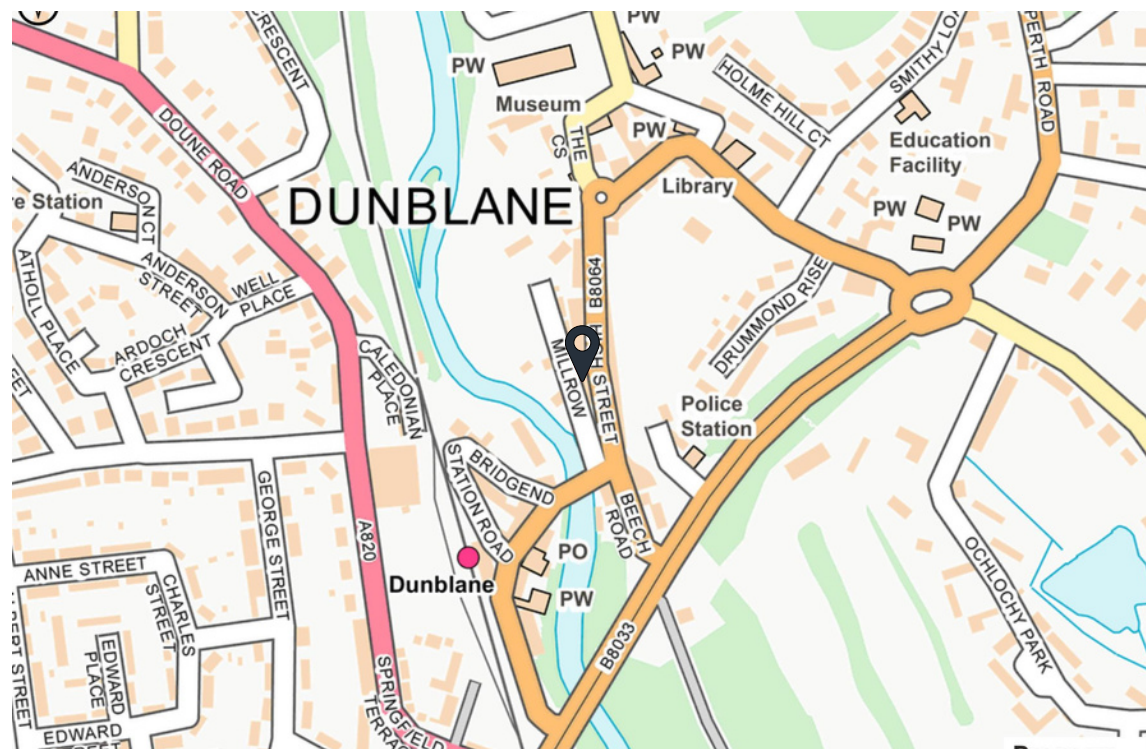
The subjects comprise a lower ground floor office contained within a traditional stone building.

Internally, the subjects provide 3 office rooms, tea prep area and w.c facilities.

The property benefits from a gas central heating system.

PROPOSAL

Lease from £4,500 per annum for a new FRI lease.
Offers over £45,000 are invited 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 (NIA):

42.25m²/455ft²

PLANNING

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

RATING

Rateable value £7,700.

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 November 2025.



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**VIEWINGS
AND
FURTHER
INFORMATION**

Strictly by appointment through the Sole Agent:

SANDY FALCONER

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