



**149 HIGH STREET,
AUCHTERARDER
PH3 1AD**

FALCONER
PROPERTY CONSULTANTS

- LEASE FROM £16,000 PER ANNUM
- 692 SQFT
- 100% RATES RELIEF (SUBJECT TO QUALIFICATION)
- RESTAURANT/CLASS 3 CONSENT
- ALCOHOL LICENCE
- HIGH LEVELS OF PASSING TRADE

LOCATION

Auchterarder is an attractive and prosperous town within the Perth and Kinross district, with a resident population of approximately 6,061. It is situated around 15 miles south-west of Perth and benefits from convenient access via the A9. The town is also located close to the world-famous Gleneagles Hotel and Golf Resort.

Auchterarder provides a comprehensive range of local amenities, including medical, retail, banking, hospitality and educational facilities.

The subjects occupy a prominent position on the northern side of the High Street, centrally located within the town.

DESCRIPTION

The property comprises a ground floor restaurant contained within a two storey and attic building of stone construction surmounted by a pitched and slated roof.

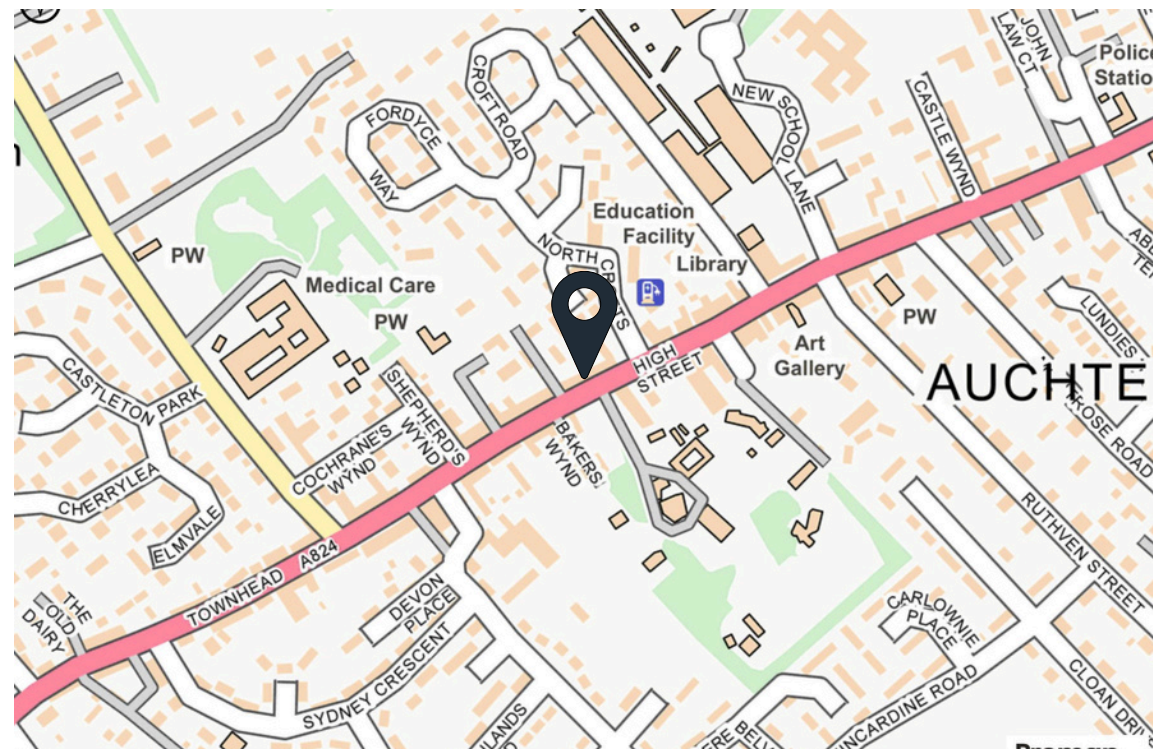
Internally the property provides a good sized open plan restaurant area benefitting from an open fire and bar area. To the rear of the property is a good sized kitchen with extraction system and some fixtures and fittings. Separate male and female w.c facilities are provided.

Externally there is a further store room and food preparation area.

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 net internal area (NIA):

64.3m²/692ft²



PROPOSAL

Lease from £16,000 per annum for a new FRI lease.

PLANNING

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

RATING

Rateable Value £10,100.

EPC

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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 December 2025.



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**VIEWINGS
AND
FURTHER
INFORMATION**

Strictly by appointment through the Sole Agent:

SANDY FALCONER

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