



**FALCONER**

PROPERTY CONSULTANTS



**0141 611 9666**

[www.thomsonproperty.co.uk](http://www.thomsonproperty.co.uk)

**2 CHURCH STREET**

**CRIEFF**

**PH7 3AE**

**TO LET**

- **RETAIL UNIT**
- **LEASE FROM £350 PCM**
- **208 FT<sup>2</sup>**
- **100% RATES RELIEF**  
(SUBJECT TO QUALIFICATION)
- **HIGH LEVELS OF PASSING  
TRADE**

## LOCATION

Crieff is a market town in Perth and Kinross, Scotland. It lies on the A85 road between Perth and Criarlarich 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.

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 Eastern side of Church Street at its joining with the High Street.

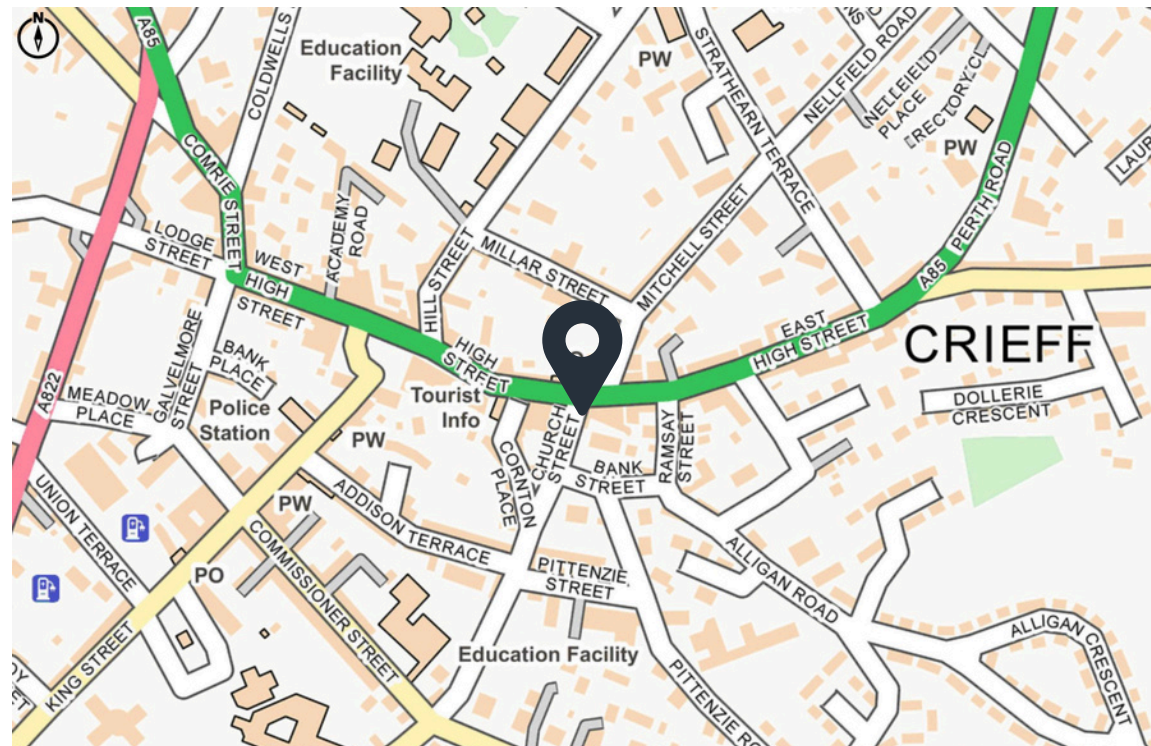
## DESCRIPTION

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

Internally the unit provides an open plan retail area, with small storage room/office and w.c.

## PROPOSAL

Lease from £350 per calendar month (£4,200 per annum) for a new FRI lease.



## 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):

19.3m<sup>2</sup>/208ft<sup>2</sup>

## PLANNING

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

## RATING

Rateable value £1,850.

## EPC

G.

## 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

N/A.





#### DISCLAIMER

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**VIEWINGS  
AND  
FURTHER  
INFORMATION**

Strictly by appointment through the Joint Agents:

**SANDY FALCONER**  
BSc (Hons) MSc MRICS

**ERIC THOMSON**

 **STIRLING:** 01786 234 000

 **OFFICE:** 0141 611 9666

 **EMAIL:** [info@falconerproperty.co.uk](mailto:info@falconerproperty.co.uk)

 **EMAIL:** [Eric@thomsonproperty.co.uk](mailto:Eric@thomsonproperty.co.uk)

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