



**26 HIGH STREET, CRIEFF, PH7 3BS**

- GROUND FLOOR COMMERCIAL UNIT
- POPULAR MARKET TOWN
- LOCATED ON THE PRIME RETAIL PITCH
- MAY QUALIFY FOR 100% RATES RELIEF
- NIA: 48.7 SQ.M (525 SQ.FT)



LOCATION

The town of Crieff is located in northwest Perthshire lying approximately 17 miles west of the city of Perth. Crieff lies on the A85 road, the main road west from Perth linking into the west of Scotland.

Crieff has a resident population of approximately 7,500 people although this is boosted by the tourist trade during the peak tourist seasons. The population of 7,500 shows some 13% growth in the last 8 years.

More precisely, the subjects sit on High Street within the prime retail pitch. High Street is a busy and mixed use area with surrounding traders being a mixture of national and local covenants.

On street car parking is available close by.

The approximate location is shown by the OS Plan.

DESCRIPTION

The subjects comprise a mid terraced commercial unit arranged over ground floor level. The property is of traditional stone and slate construction. The subjects benefit from a glazed display frontage directly onto High Street.

Internally the subjects are regular in their configuration and compact. The property comprises a shop front/retail area with staff and WC facilities.

The subjects benefit from a Hot Food Consent.

ACCOMMODATION

We have measured the property in accordance with the RICS Property Measurement (2nd Edition), which incorporates the RICS Code of Measuring



Practice (6th Edition), to arrive at the following Net Floor Areas:

Description	Size (SQ.M)	Size (SQ.FT)
Retail	48.7	525

RATEABLE VALUE

The subjects have a Net and Rateable Value of £6,400.

The unified business rate for the year 2023/2024 is 49.8p exclusive of water and sewerage rates.

The property qualifies for 100% Rates Relief.

LEGAL COSTS + VAT

For the avoidance of doubt, all figures are quoted exclusive of VAT unless otherwise stated. However, interested parties are advised to satisfy themselves in this regard.

EPC

Available on request.

PRICE

The subjects are available For Sale with offers in the region of £85,000 invited.

VIEWING

Viewing is through the Sole Selling Agents. Order Number

To arrange a viewing please contact:



Garth Davison  
Garth.Davison@g-s.co.uk  
01738 445 733



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IMPORTANT NOTICE

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6. Date of Publication: June 2024