



**ALLIED
SURVEYORS
SCOTLAND**

Tel. 0141 337 7575 [@Allied_Scotland](#)
www.alliedsurveyorsscotland.com



FOR SALE

**Former Barbers Shop
9 Stirling Road, Dunblane FK15 9EP**

- ✔ Suitable for a variety of retail/class 2 uses
- ✔ Flexible Space - Circa 23.99 sq.m (291 sq ft)
- ✔ Offers in the region of £60,000 invited

Commercial Valuation | Agency | Investment Advice
Building Consultancy | Lease Renewals and Rent Review | Energy Reports



ALLIED SURVEYORS SCOTLAND

Tel. 0141 337 7575 @Allied_Scotland
www.alliedsurveyorsscotland.com

LOCATION

The subjects are located within Dunblane, a popular commuter town situated within the Stirling local authority area and on the banks of the Allan Water. The town provides excellent road communication links providing easy access to the A9 Perth and the M9 Edinburgh road routes and also benefits from its own railway line.

The property is situated within Dunblane centre, on the western side of Stirling Road, at its junction with Station Road within an area of mixed commercial and residential use. Nearby operators include the Post Office and Railway station.

DESCRIPTION

The subjects comprise a former barbers shop arranged over the ground floor of a two storey and attic corner building. The property provides flexible internal space that could be readily adapted to suit a variety of retail/class 2 uses.

The retail frontage comprises a timber/glazed entrance door together with timber/glazed windows.

ACCOMMODATION

The subjects provide an open plan retail area together with a staff room and WC to the rear.

FLOOR AREA

We calculate that the subjects extend to a net internal area of 23.99 sq m (291 sq ft).

RATING ASSESSMENT

The property has been entered in the current Valuation Roll at a Rateable Value of £4,800.

The property is therefore eligible for 100% rates relief under the Small Business Bonus Scheme

ENERGY PERFORMANCE CERTIFICATE

A copy of the EPC can be made available on request however the rating is C.

PRICE

Offers in the region of £60,000 are invited for the benefit of our clients interest.

VAT

Not applicable.

OFFERS

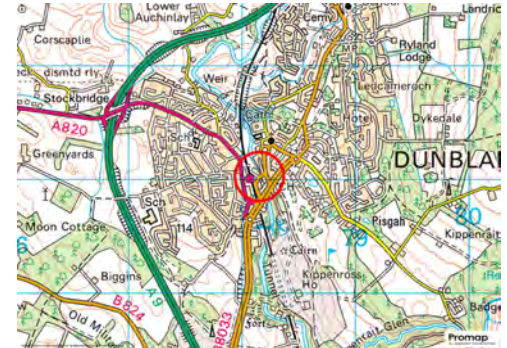
In the normal Scottish form addressed to this office.

LEGAL COSTS

Each party to bear their own legal costs.

DATE OF ENTRY

To be mutually agreed.



VIEWING AND FURTHER INFORMATION

By appointment through the sole selling agent Allied Surveyors Scotland plc.

Leigh Porteous BSc (Hons) MRICS | Tel. 0141 337 7575

leigh.porteous@alliedsurveyorsscotland.com