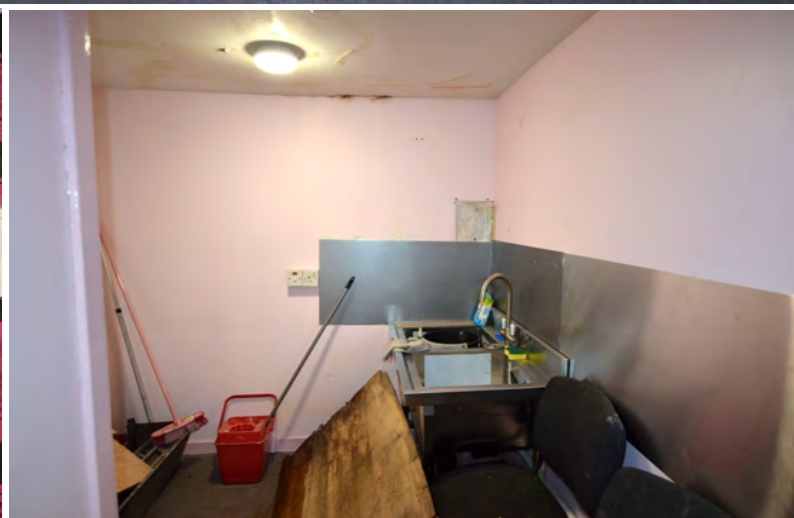




**ALLIED
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Tel. 0131 357 4455 X @AlliedEdinburgh
www.alliedsurveyorsscotland.com



FOR SALE

19 West High Street, Crieff, Perth & Kinross, PH7 4HU

- ✔ Well positioned retail premises in Crieff town centre
- ✔ Benefits from Hot Food Takeaway consent
- ✔ In shell condition ready for tenant fit-out
- ✔ Single fronted shop benefitting from strong footfall
- ✔ Offers over £70,000 invited for the heritable interest

Commercial Valuation | Agency | Investment Advice
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LOCATION

The historical market town of Crieff lies approximately 18 miles west of Perth, 40 miles west of Dundee and 60 miles northwest of Edinburgh. The town has a population of approximately 7,142 people.

Access to the town is via A85 which connects Crieff to Perth and the wider motorway network in the east with Loch Lomond & The Trossachs National Park in the west.

More specifically, the property is situated on south side of West High Street close to its junction with Comrie Street and Galvamore Street.

Nearby occupiers include Hobbs Lettings, Snakatak, Chocolate Galey, Gordon and Durward, Phone Repair Jas Computers and Crunch Munch.

DESCRIPTION

The subjects comprise a hot food takeaway premises arranged over ground and first floors of a two storey end terraced building under pitched and slated roof. The property benefits from a single window display and timber entry door.

Internally, the property provides a front sales area fitted with a new stainless-steel canopy and fire alarm system. The back shop provides storage space with W.C accommodation on the first floor.

ACCOMMODATION

According to our recent measurement survey the premises contain the following approximate net internal area:

25.56 sq m (275 sq ft)

PRICE

Our client is seeking offers over £70,000 to dispose of their heritable interest in the subjects.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance rating is **G**.

A copy of the recommendation report is available on request.

VAT

VAT is not applicable to the sale.

RATEABLE VALUE

According to the Scottish Assessor's website (www.saa.gov.uk) the subjects have a Rateable Value of £2,200 effective 1st April 2023.

The threshold for full rates relief under the Small Business Bonus Scheme has changed for the financial year 2024/25. For properties with a RV between £12,001 and £15,000 the award is now 25%. The uniform business rate for the current year is £0.498 pence in the pound.

Occupiers may be eligible for 100% rates relief through the Small Business Bonus Scheme if the combined rateable value of all their business premises in Scotland is £35,000 or less.

UTILITIES

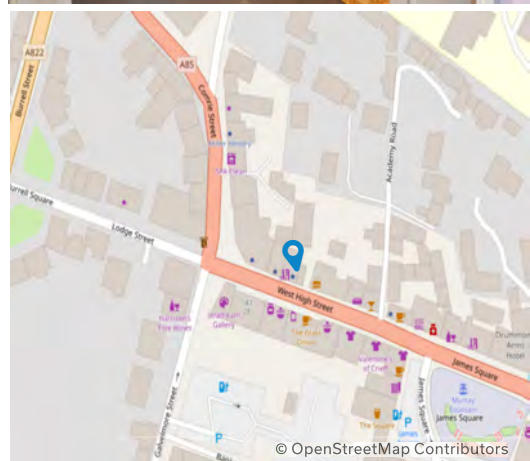
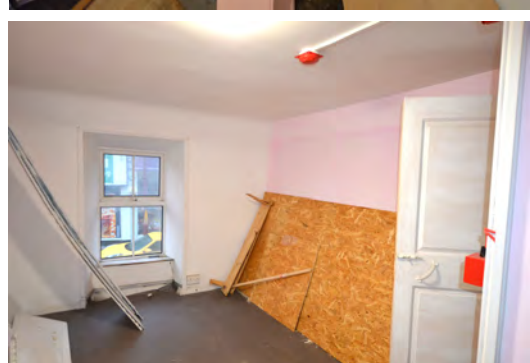
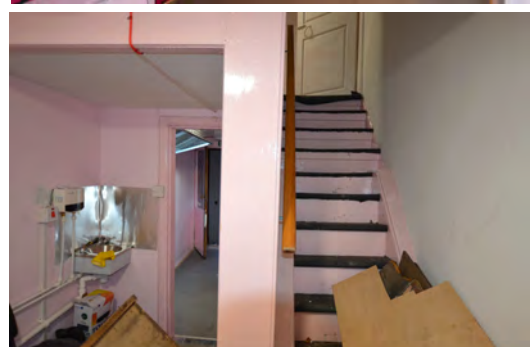
The property is served by mains electricity and water.

LEGAL COSTS

Each party shall bear their own legal costs with the eventual tenant/purchaser liable for any LBTT and Registration Dues.

ENTRY

Upon completion of a formal missive under Scots Law.



VIEWING AND FURTHER INFORMATION

By appointment through the sole letting agents Allied Surveyors Scotland Ltd

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