FOR SALE
RETAIL

GRAHAM SIBBALD

27 High Street, Crieff, PH7 3HU

- GROUND FLOOR RETAIL UNIT
- POPULAR MARKET TOWN
- LOCATED ON THE MAIN THOROUGHFARE
- EXCELLENT DISPLAY FRONTAGE
- 100% RATES RELIEF
- NIA: 103.5 Sqm (1,114 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 a busy mixed commercial area. Surrounding traders are a mixture of national and local covenants.

On street car parking is available close by.

The approximate location is shown by the OS Plan.

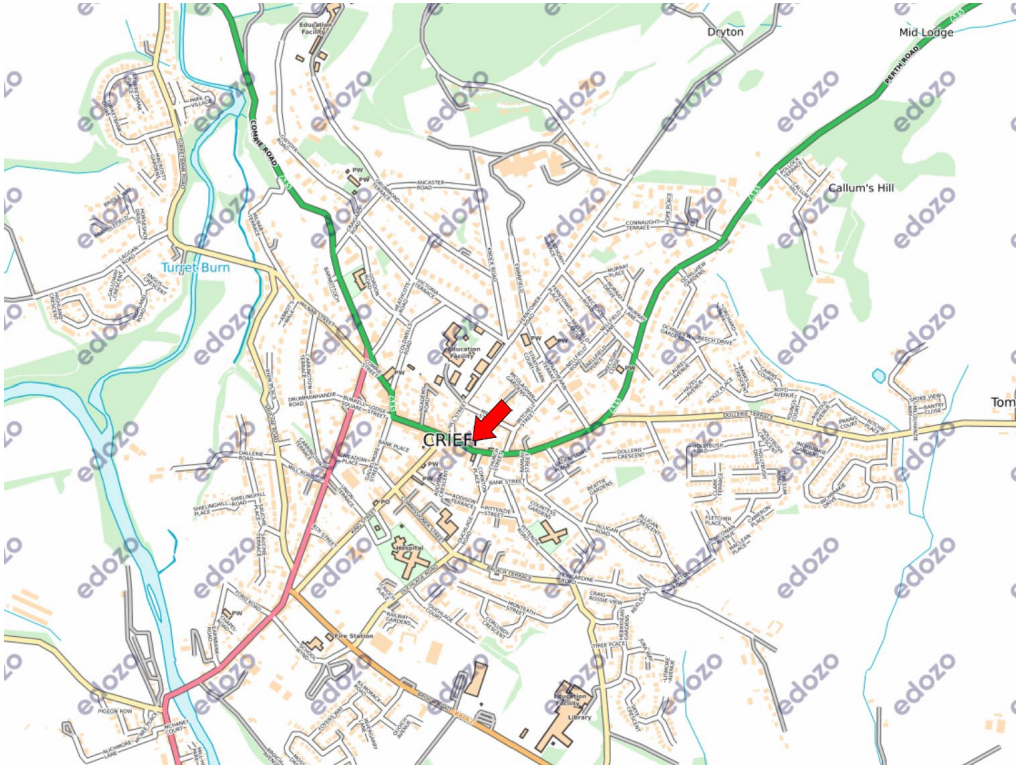
DESCRIPTION

The subjects comprise a mid terraced retail unit contained within the ground floor of a traditionally constructed building. The subjects benefit from excellent display frontage directly onto High Street.

Internally the subjects are split to provide a shop front/sales area with rear storage and staff facilities. Accommodation offers flexible retail accommodation suitable for a variety of commercial uses, subject to the required consents.

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	103.5	1,114

RATEABLE VALUE

The subjects have a Net and Rateable Value of £11,000.

The unified business rate for the year 2024/2025 is 49.8p exclusive of water and sewerage rates.

The property qualifies for 100% Rates Relief.

PRICE

Offers in the region of £100,000 are invited for the Heritable Title with the benefit of Vacant Possession.

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.

VIEWING

Viewing is through the Sole Selling Agents.

To arrange a viewing please contact:

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

Keith Scobbie
Keith.Scobbie@g-s.co.uk
01738 445 733

ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude

IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
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5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: Januaury 2025