Hayburn Lane Property

TO LET/ FOR SALE
2 SPACES

58-64 HIGH STREET DUNBLANE, FK15 0AY

LOCATION

The property is situated in the town centre of Dunblane, on the High Street. Dunblane is an affluent cathedral town to the north of Stirling.

0141 221 8242
www.hayburnlane.com

SPACE AVAILABLE

There are two distinct areas available.

58 HIGH STREET

Comprises an attractive well fitted shop unit, suitable for a wide range of uses.

Accommodation

Front Sales Area	55M^2	591 sq.ft
Rear Staff Area	25M^2	269 sq.ft
TOTAL	80M^2	860 sq.ft

64 HIGH STREET

Accessed through a traditional pend entrance which opens out to a spacious rear area suitable for a range of studio, workspace or retail uses.

Accommodation

Pend Front Area	25M^2	269 sq.ft
Rear Space	67M^2	720 sq.ft
TOTAL	92M^2	989 sq.ft

RATEABLE VALUE

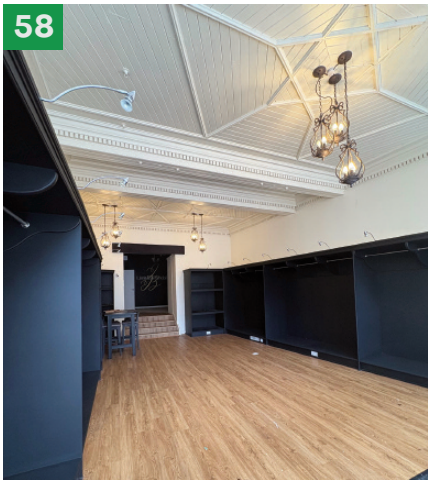
The space would require to be reassessed, but the current rateable value for both areas is £7,800.

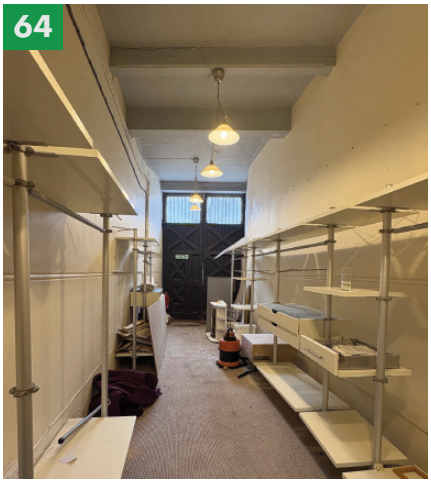
TERMS

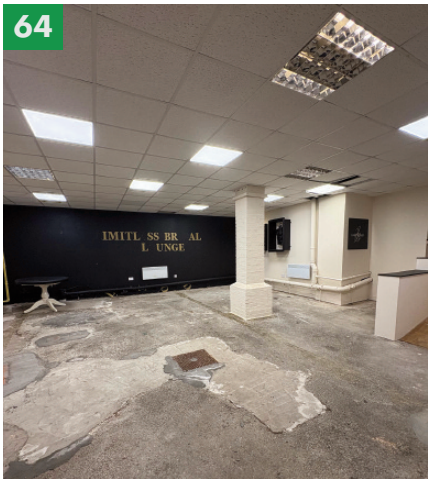
We are looking to lease the units on the following basis:

58 High Street - £15,000 pa
64 High Street - £12,000 pa

We would consider offers to purchase.







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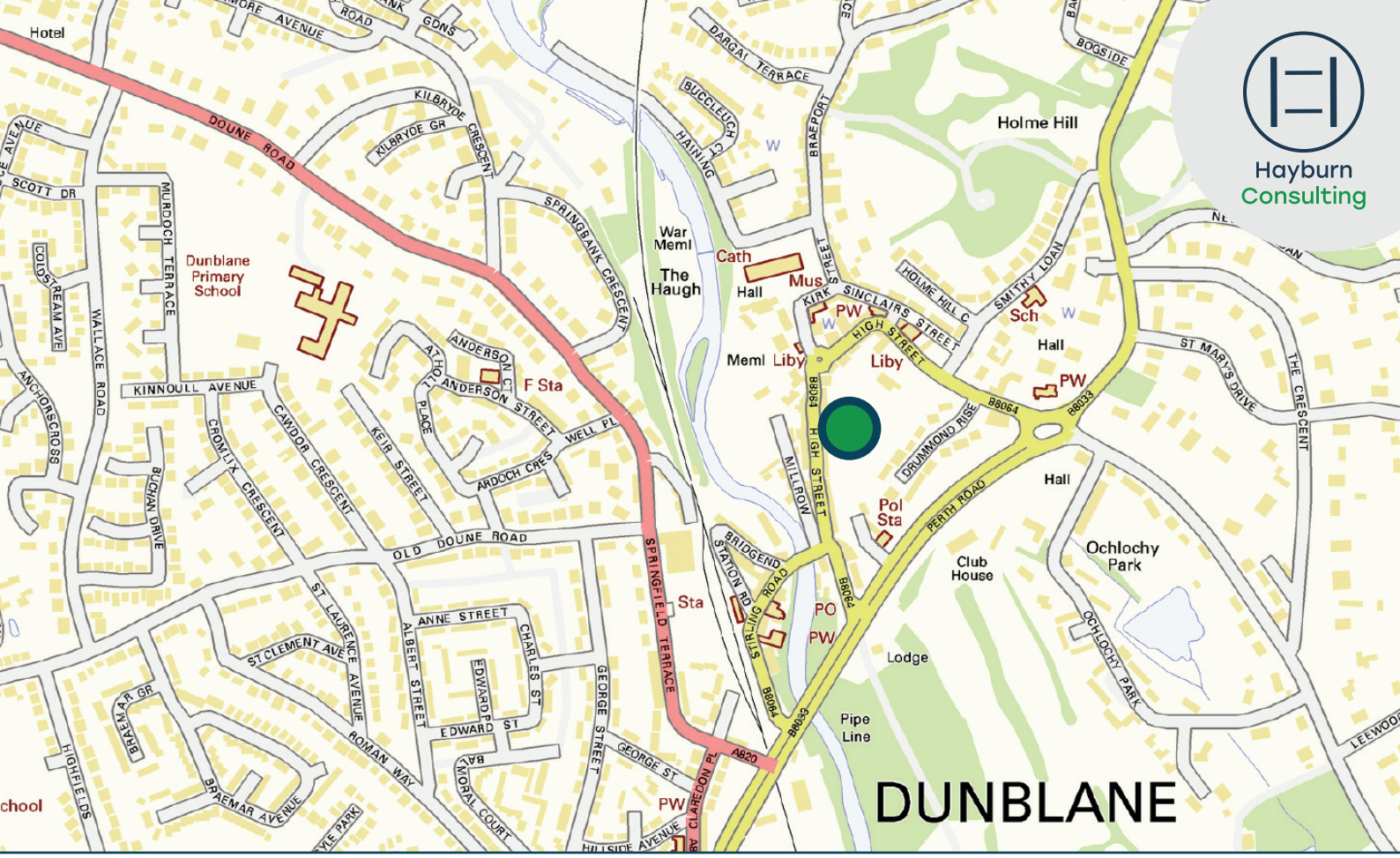

EPC
On application.

LEGAL COSTS
Each party to be responsible for their own legal costs incurred in this transaction with the ingoing tenant being responsible for any Stamp Duty, Land Tax and Registration Dues.

AML
To comply with Anti Money Laundering Regulations we are legally required to undertake due diligence on prospective purchasers which will, at a minimum, include proof of identity, address, and funding. Applicable documentation will therefore be required on agreement of the Heads of Terms.

ENTRY
By arrangement.

VIEWING & FURTHER INFORMATION
Strictly by appointment through the sole agents:

Andrew Calderwood
Hayburn Consulting
23 Burgh Hall Street
Glasgow G11 5LN

M: **07812 150 070**
T: **0141 221 8242**
E: **andrew@hayburnlane.com**

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(ii) all descriptions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them and are advised to do so;
(iii) no person in the employment of Sutherland Brown has any authority to give representation or warranty whatever in relation to this property; (iv) all prices, rents and premiums quoted are exclusive of VAT at current rate.
April 2026