

FALCONER

PROPERTY CONSULTANTS

50 MAIN STREET, CALLANDER FK17 8BD

FOR SALE

- RETAIL INVESTMENT
- OFFERS OVER £75,000
- 695 FT²
- POPULAR TOURIST LOCATION
- PASSING RENT OF £7,200 P.A
- DATE OF EXPIRY MAY 2035 (TENANT BREAK OPTION MAY 2030)

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LOCATION

Callander is a town in the council area of Stirling, situated on the River Teith. The town is a popular tourist stop to and from the Highlands and serves as the eastern gateway to the Loch Lomond and the Trossachs National Park, the first National Park in Scotland, and is often referred to as the "Gateway to the Highlands."

The subjects are located on the southern side of Main Street between its junctions with Bridge Street and Ancaster Square.

Main Street forms the main retail street within the town and as such the subjects form a prime retail pitch.

DESCRIPTION

The subjects comprise a ground floor retail unit contained within a two storey building of stone construction surmounted by a pitched and slated roof.

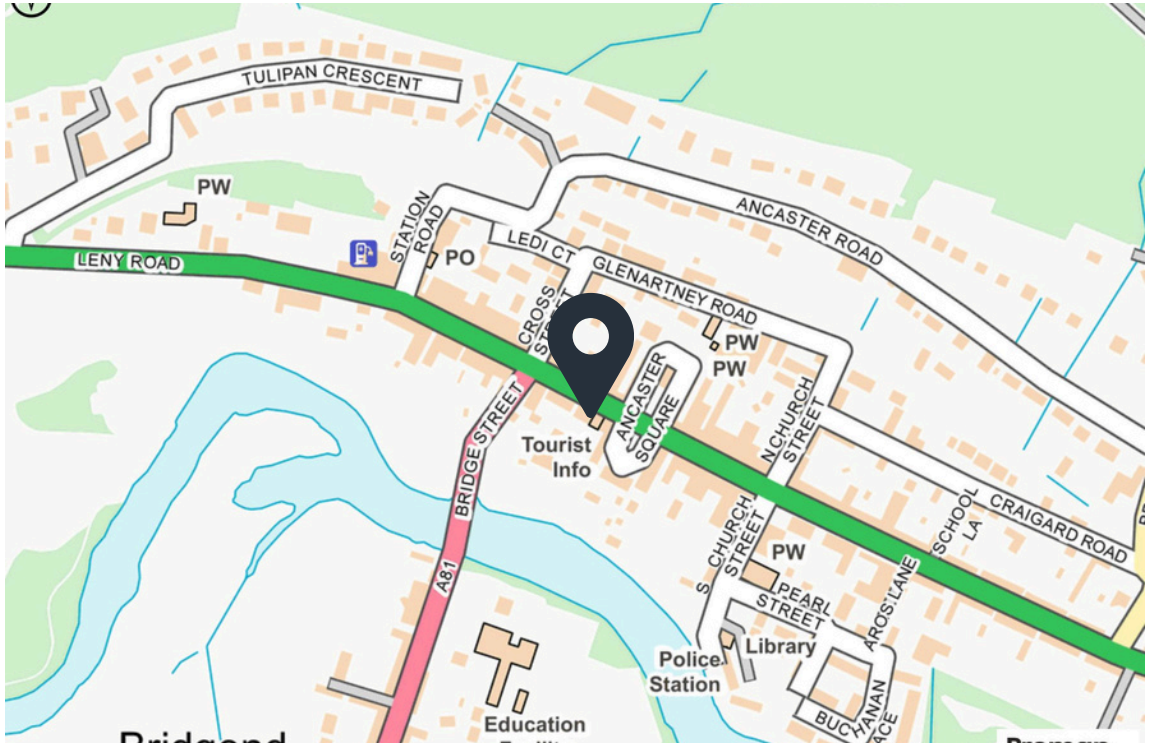
Internally the subjects benefit from a large open plan retail area with rear storage, tea prep area and w.c.

The tenant took occupation in May 2025 and operates as a nail bar. The passing rent is £7,200 per annum increasing to £9,000 per annum in August 2027 and the lease expires on 19th May 2035. The tenant has a break option on 19th May 2030. The lease is drawn on full repairing and insuring terms.

PROPOSAL

Offers over £75,000 are invited for the heritable interest.





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FLOOR AREAS

From sizes taken during our inspection we calculate the subject property, measured in accordance with the RICS Code of Measurement Practice (second edition, January 2018) to extend to the following approximate gross internal area (GIA):

64.56m²/695ft²

PLANNING

All queries in relation to redevelopment/ reconfiguration of the subjects should be addressed to Stirling Council Planning Department.

RATING

Rateable value £6,500.

EPC

A copy of the EPC will be available upon request.

CLOSING DATE

A closing date may be set and all interested parties should make a note of interest at the offices of the Sole Agent. We reserve the right to sell or let the property without setting a closing date and we are not obliged to accept the highest or indeed any offer for the sale or lease of the property.

VAT

We understand that the property is not VAT elected however this should be confirmed prior to purchase.







DISCLAIMER

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VIEWINGS AND FURTHER INFORMATION

Strictly by appointment through the Sole Agent:

SANDY FALCONER

BSc (Hons) MSc MRICS

STIRLING: 01786 234 000

PERTH: 01738 230 200

EMAIL: info@falconerproperty.co.uk

www.falconerproperty.co.uk