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73A ATHOLL ROAD, PITLOCHRY PH16 5BL

FOR SALE

- RETAIL INVESTMENT
- OFFERS OVER £185,000
- 651 FT²
- POPULAR TOURIST LOCATION
- PASSING RENT OF £16,500 P.A
- DATE OF EXPIRY 30TH SEP 2031 (TENANT BREAK OPTION 30TH SEP 2029)
- BLUE CHIP TENANT

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LOCATION

Pitlochry is a popular and picturesque town in Highland Perthshire, strategically located just off the A9, approximately 27 miles north of Perth. The town is a well-established tourist destination, benefiting from strong year-round visitor numbers attracted by the surrounding scenery, outdoor pursuits and local attractions.

Pitlochry provides a good range of shops, cafés, restaurants and visitor amenities, together with a railway station offering regular services to Perth, Edinburgh, Glasgow and Inverness.

The subjects are located on the southern side of Atholl Road at its junction with Burnside Road.

DESCRIPTION

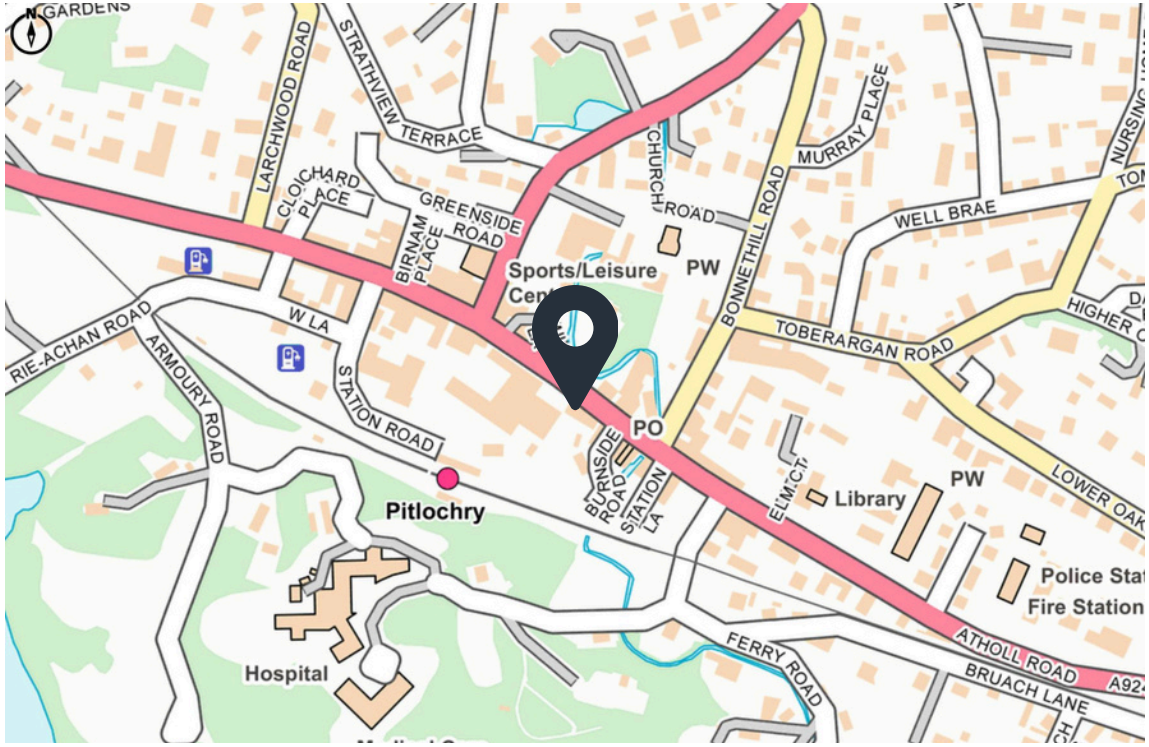
The subjects comprise a ground floor retail unit contained within a two storey building of stone construction surmounted by a pitched and slated roof.

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

The tenant has been in occupation since 2005. The shop was recently extensively refurbished and refitted together with the tenant extending their lease. The lease expires 30th September 2031 (Tenant break option 30th September 2029). The lease is on full repairing and insuring terms at a passing rent of £16,500 per annum.

PROPOSAL

Offers over £185,000 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):

60.5m²/651ft²

PLANNING

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

RATING

Rateable value £16,100.

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

Falconer Property Consultants for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars and plan are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact must satisfy themselves by inspection or otherwise as to the correctness of each of them: (iii) no person in the employment of Falconer Property Consultants has any authority to make or give any representation or warranty whatever in relation to this property: (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. Published September 2026.

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VIEWINGS AND FURTHER INFORMATION

Strictly by appointment through the Sole Agent:

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