

# LEASE DISPOSAL 83 MAIN STREET CALLANDER FK17 8DX ON THE INSTRUCTIONS OF

**crichton**property  
consultancy

Chartered Surveyors & Commercial Property Consultants

## LOCATION

Callander lies 16 miles west of Stirling on the A84 and a short distance from the M9. The town is well known as a popular tourist destination and the gateway to the Highlands and Islands. Occupiers in the town include Caledonian Country Wear, MacMillan Wine, Cancer Research etc.

## DESCRIPTION

The subject comprise a ground floor retail unit all contained in a two storey sandstone building, with a single storey rear extension under a pitched and slated all roof.

## ACCOMMODATION

We estimate the property has the following approximate areas and dimensions:-

ACCOMMODATION	METRIC	IMPERIAL
Frontage	5.33 m	17 ft 6 in
Depth	20.11 m	66 ft
Ground Floor Area	102.28 sq m	1,101 sq ft
Toilet accommodation is provided within the subjects.		

## LEASE DETAILS

The subjects are held on a Full Repairing & Insuring lease expiring 27<sup>th</sup> August 2022 there being no further reviews at the passing rental of £17,500 per annum.

## ENTRY

By arrangement

## EPC

A copy of the EPC report can be provided upon request.

## VAT

All prices, rents and premiums quoted are exclusive of VAT at current rate.



## RATES

We understand from our enquiries of the Scottish Assessors website that the premises have a rateable value of:

**RATEABLE VALUE** £16,400

CPC gives no warranty that the values supplied or the sums of money expressed as being payable are accurate and the ingoing tenant should rely upon their own enquiries with the Local Rating Authority.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction. For the avoidance of doubt the ingoing tenant will be responsible for Land and Buildings Transaction Tax (LBTT), registration dues and any VAT incurred thereon.

## VIEWING

All arrangements to view the premises are **STRICTLY** by prior arrangement.

## Consultants:

Contact:

Tel:

Mobile:

Email:

Web:

**Crichton Property Consultancy**

**Colin Crichton FRICS**

**0131 220 0555**

**07798 576796**

**colin@crichtonpc.co.uk**

**www.crichtonpropertyconsultancy.co.uk**

Publication Date: July 2020

**crichton**property  
consultancy

Chartered Surveyors & Commercial Property Consultants

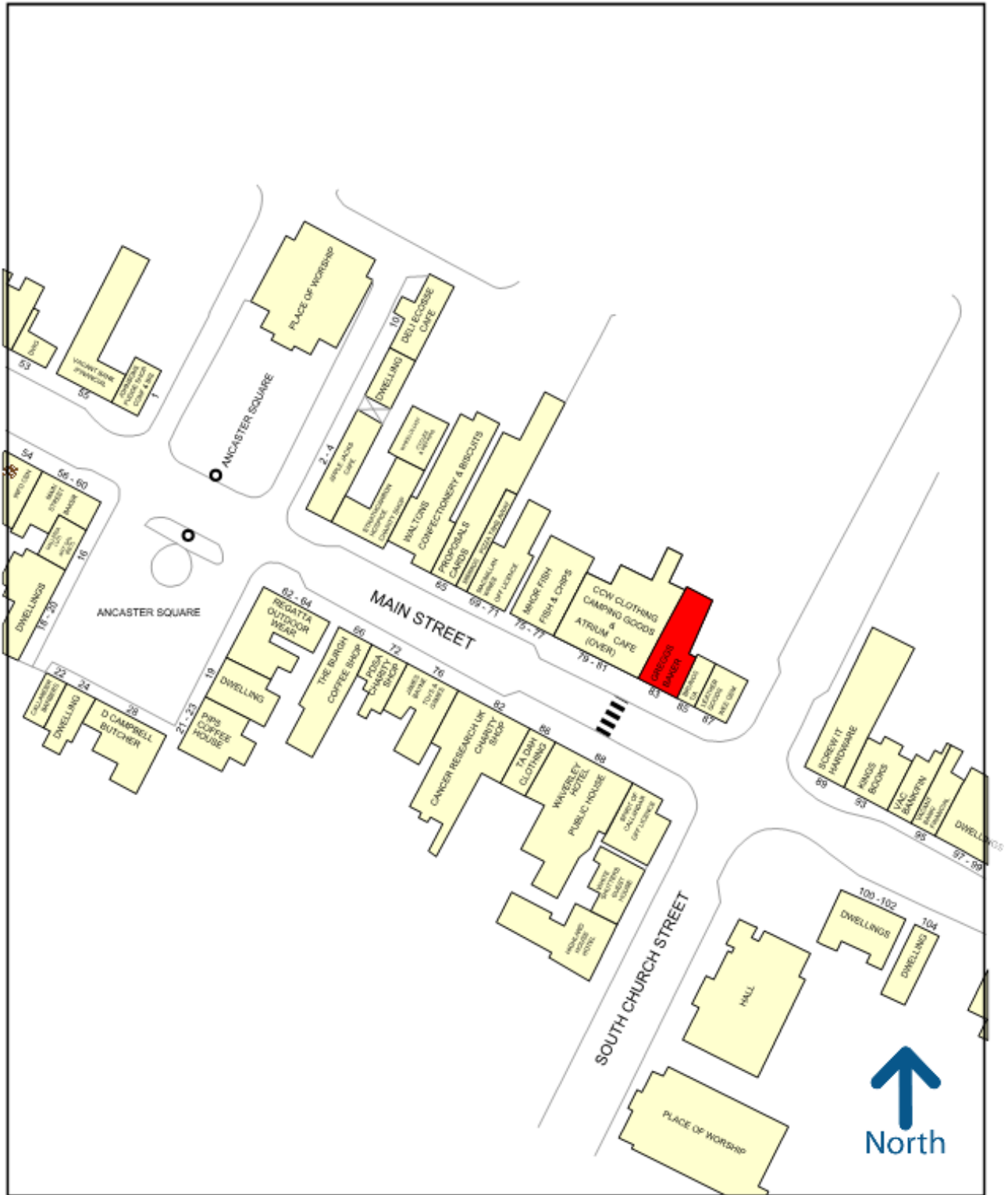
# 0131 220 0555

6 HILL STREET, EDINBURGH EH2 3JZ

Email: [colin@crichtonpc.co.uk](mailto:colin@crichtonpc.co.uk)

Website: [www.crichtonpropertyconsultancy.co.uk](http://www.crichtonpropertyconsultancy.co.uk)

# 83 MAIN STREET CALLANDER FK17 8DX



Experian Goad Plan Created: 04/08/2020  
Created By: Crichton Property Consultancy Ltd

50 metres