



6 Church Street, Crieff, PH7 3AE

Town Centre Location

- 100% Rates Relief
- 447sq ft
- Large Display Window
- Rent: o/o £5,000p.a
- Sale: o/o £50,000

LOCATION

The subjects are located on Church Street a short distance from the main retail thoroughfare. The surrounding area is predominately ground floor commercial units with residential above. Crieff is a market town within the administrative authority of Perth & Kinross Council. The town lies between Perth and Criannlarich on the A85, with Perth being located some 17 miles east of Crieff whilst Stirling is located 23 miles to the south west.

Crieff is a tourist town with attractions including Caithness Glass Visitor Centre, Crieff Hydro and the Glenturret Distillery. The town also provides a range of local services including Medical, Banking and shopping facilities.

PROPERTY

The unit comprises of a ground floor takeaway premises, contained within a 3 storey plus attic terrace building, of stone construction with a facing stone cladding, under a pitched roof overlaid in slate. The accommodation provides a ground floor takeaway reception and waiting area and a commercial kitchen to the rear. The subjects also benefit from a staff W.C.

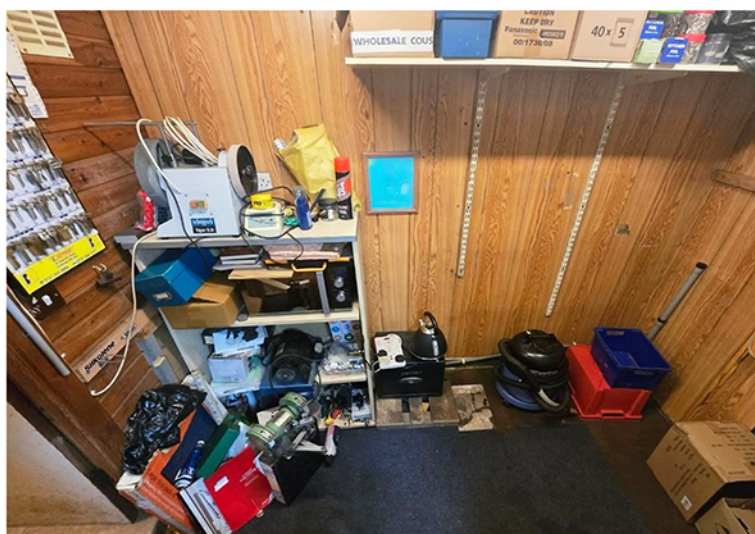
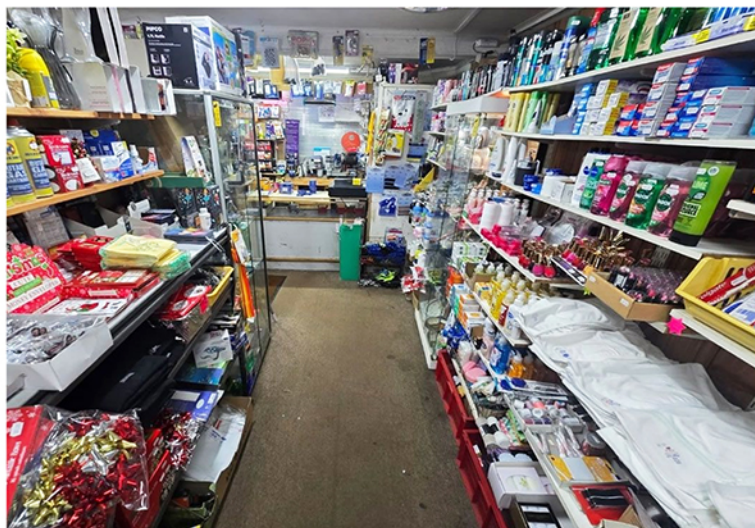
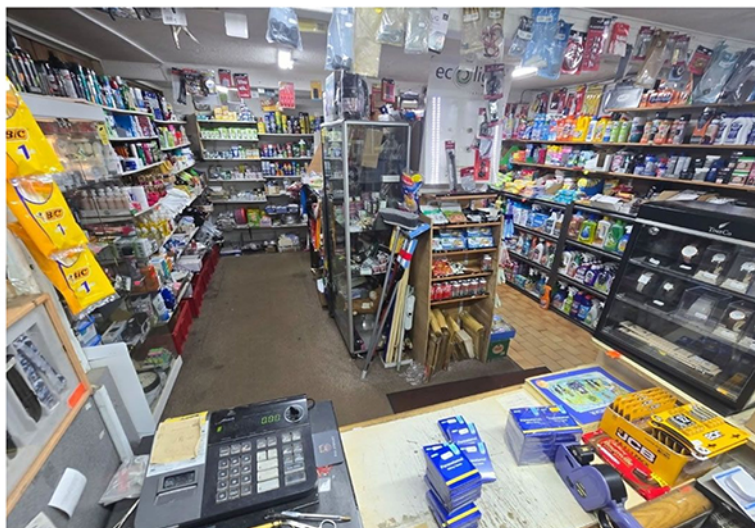
The subjects comprise suspended timber floors with vinyl and tiled coverings, tiled walls with mounted lights and plastered and painted ceilings with ceiling mounted strip lighting.

AREA

Ground: 41.55sqm (447sq ft)

NAV/RV

£5,800 (£6,500 Proposed Reval)



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RENT

The property is available on a new full repairing and insuring head lease for a negotiable term for £5,000p.a.

SALE

Offers invited

V.A.T.

V.A.T Will be payable on any rent / sale price

E.P.C

Available on request

LEGAL

Each party shall bear their own legal costs incurred in the transaction

TSA Property Consultants

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Anti-Money Laundering

TSA Property Consultants are regulated by HMRC in its compliance with the UK Money Laundering under the 5th Directive of the Money Laundering Regulations, effective from 10th January 2020, the agents are required to undertake due diligence on interested parties.

Property Misdescription Act 1991:

The information contained within these particulars has been checked and unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change out with our control. When we are advised of any change we will inform all enquiries at the earliest opportunity.