



*Sam Park*

HAIRDRESSING

Tel: 01764 650 200  
www.samparkhairdressing.co.uk



RETAIL SHOP, 25 EAST HIGH STREET  
CRIEFF, PH7 3AF

Irving **Geddes**  
W.S. • Solicitors • Estate Agents

## 25 EAST HIGH STREET, CRIEFF, PH7 3AF

Irving Geddes are delighted to offer for sale this bright & immaculately maintained double fronted retail premises, boasting an excellent trading position, with significant passing trade and nearby car parking. For the last 21 years this property has been utilised as a successful hairdressing salon. The trading floor, complete with chandelier lighting, hairdressing work stations, mirrors, two back-wash sinks with chairs, two panel heaters, small kitchen area & cloakroom with WC, extending to some 58.63m<sup>2</sup>. The basement (fully lined) is accessed by an internal door through a communal close, offering significant storage which could easily be converted to a therapy room and comprises; two washing machines, built in storage cupboards (with locks), sink unit with under storage & large water tank (specific to hairdressing - never run out of water).

Crieff itself is the largest town in Strathearn & is a popular tourist destination, with a resident population of about 8,000. Situated some 17 miles to the west of Perth it is in an area of high amenity and recreational value.

The rateable value of this property is £3,550 per annum. Rates relief apply currently. This property has an EPC Rating of 'B'

Video Walkthrough <https://my.matterport.com/show/?m=gtxWgtZkvDh>

**Viewing** Strictly by appointment through Irving Geddes - 01764 653771.

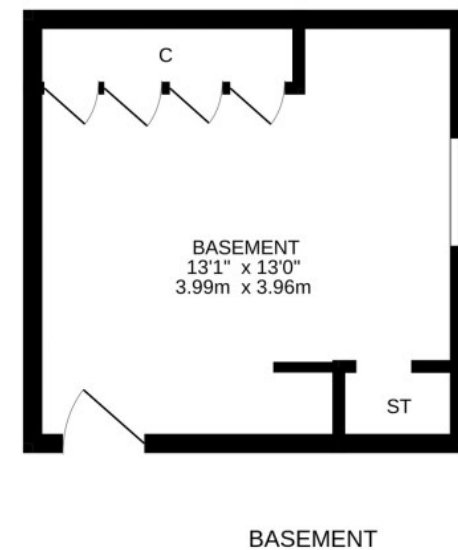
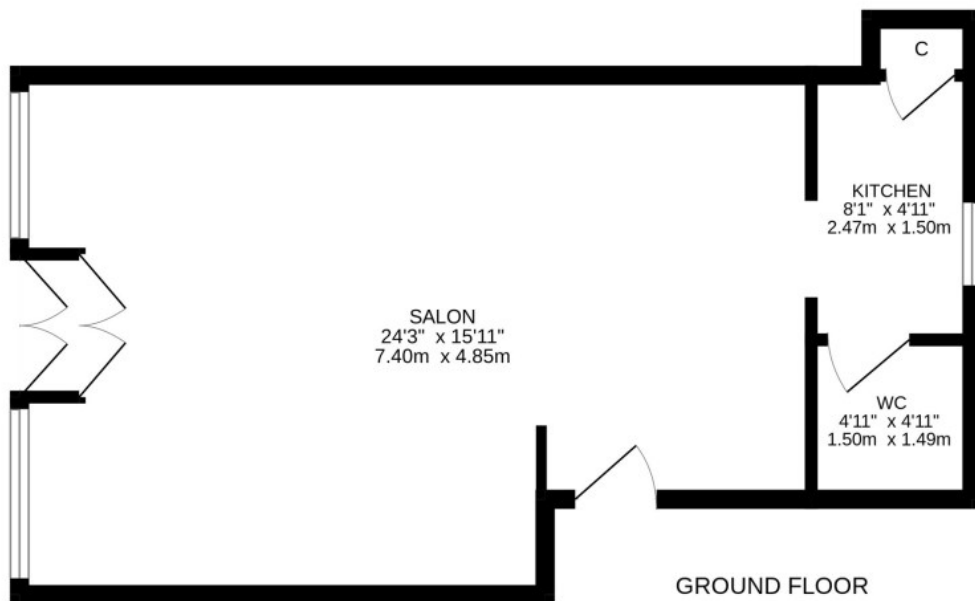












These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate only.