



RETAIL SHOP, 25 COMRIE STREET  
CRIEFF, PH7 4AX



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Irving Geddes are delighted to offer for sale this most attractive double fronted retail premises, currently operating as a fashion and accessory shop. Very well appointed and flexible premises extending to c.1300ft<sup>2</sup>, the layout comprising two main trading spaces with solid wood flooring to the front area & carpeted stairs to a raised section. There is a large storage room (dressing room) & an internal hall provides access to the W.C, kitchen and two further storage rooms at the rear. There is access from the hall or from the street through a communal walkway, leading to a private outdoor area.

The property was previously granted planning permission to convert the rear of the shop to a one bed apartment, to be occupied by the shop's owner or staff. The rear offers much versatility; the kitchen & larger store having structural window openings and former roof-lights in the flat roof making them easy to covert into an office area or retail/treatment rooms, or indeed as part of the possible residential conversion.

A tremendous opportunity to occupy a most attractive premises with much flexibility of use, enjoying an enviable position in Strathearn's principle town.

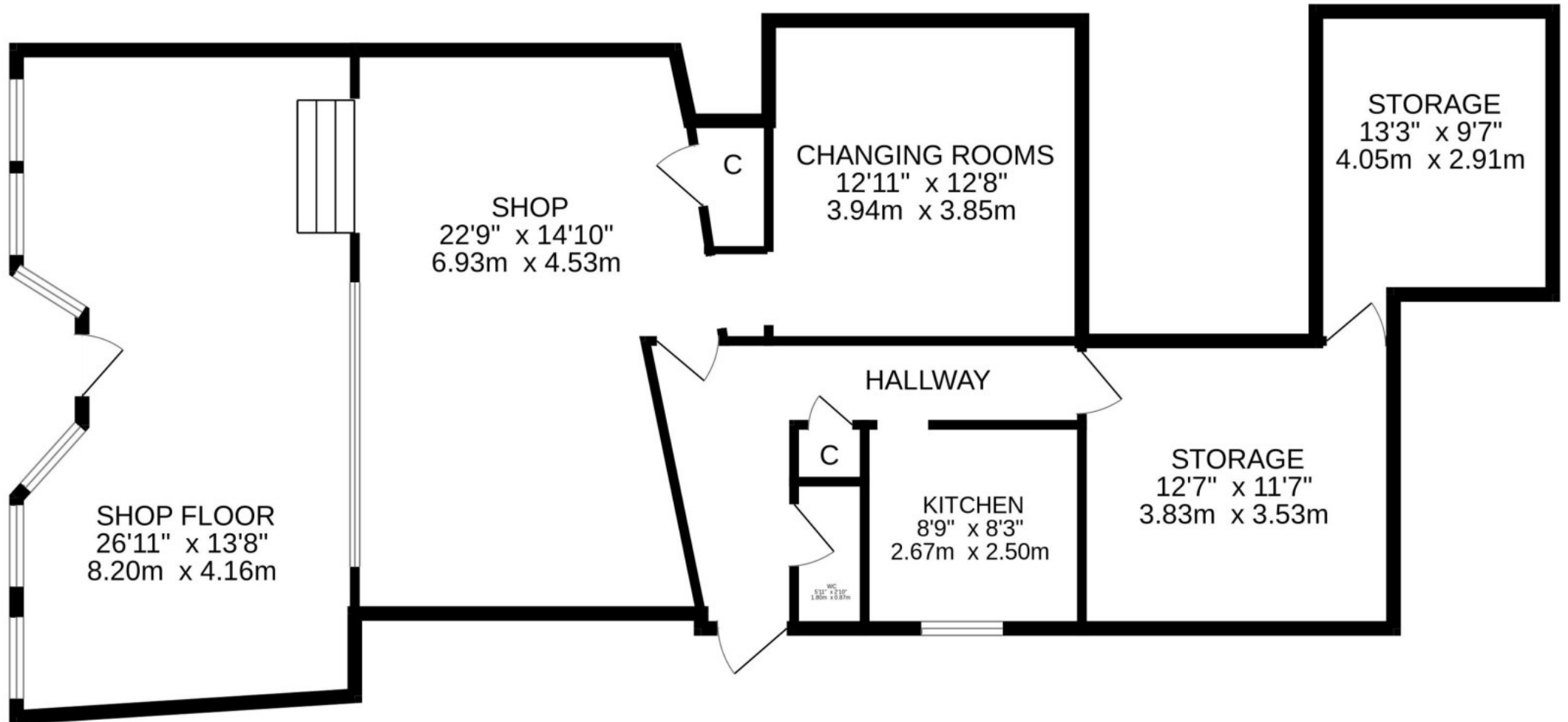
The rateable value of this property is £4,800 per annum. Rates relief may apply but interested parties should satisfy themselves in this regard.

**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.