



TO LET
Town Centre Class 1A Retail Premises

**25 HIGH STREET,
DUNBLANE,
FK15 0EE**

- Attractive town centre retail/salon premises
- High levels of footfall and traffic
- Qualifies for 100% rates relief
- Extends to 332 sq ft (30.84 sq m)
- Offers over £6,000 per annum invited



LOCATION:

The subjects occupy a prominent position on the west side of High Street, within the heart of Dunblane town centre.

Dunblane itself lies astride the A820 road route approximately 4 miles north of Stirling and some 2 miles north of Bridge of Allan. The town provides a variety of Local Authority and private housing stock having become a relatively affluent commuter town during recent years, given that it enjoys a semi-rural position together with excellent road and rail links.

The surrounding area is given over primarily to commercial usage with nearby occupiers including Mary's Meals, G. S. Meldrum and Choices Deli.

The location of the subjects is shown on the appended plan.

DESCRIPTION:

The subjects comprise retail premises over the ground floor of a mid-terraced, stone-built building that is surmounted by a pitched and slated roof. The unit benefits from a fully glazed frontage incorporating boxed display windows around a glazed recessed doorway.

Internally the subjects are laid out to provide a spacious open plan sales area, with a kitchen/tea prep area and WC. The property has previously been used as a hair salon but would suit a variety of Class 1A uses.

ACCOMMODATION:

The property has been measured in accordance with RICS Code of Measuring Practice - 6th Edition on a net internal basis and is as follows:

332 sq ft (30.84 sq m)

RATEABLE VALUE:

According to the Scottish Assessors' Association website, the subjects are noted to have a Rateable Value of £4,950 per annum.

The Small Business Bonus Relief Scheme was introduced on the 1st April 2008 and will remain in force for 2023/2024. Given the rateable value of the property, eligible businesses will benefit from 100% rates relief.

LEASE TERMS:

The subjects are offered on normal full repairing and insuring terms for a period to be negotiated incorporating rent reviews at appropriate intervals. Offers over £6,000 per annum invited.

ENERGY PERFORMANCE:

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request.

VAT:

All prices quoted are exclusive of VAT which may be chargeable.

LEGAL COSTS:

Each party will be responsible for paying their own legal costs incurred in this transaction.

ENTRY:

Upon completion of legal formalities.

FURTHER INFORMATION:

Strictly by contacting the sole selling/letting agents:-

DM Hall LLP
Unit 6A The Courtyard
Callendar Business Park
Falkirk
FK1 1XR

Tel: 01324 628321
Fax: 01324 612147

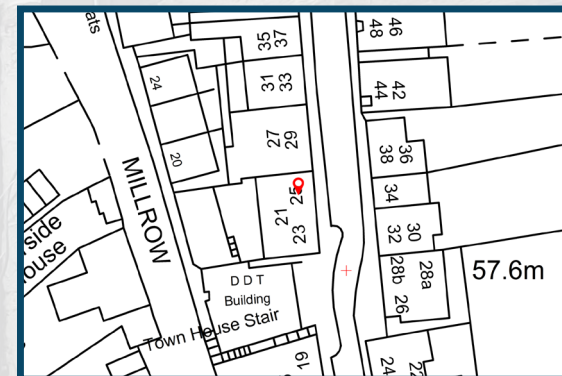
EMAIL:

Michael.Mcintyre@dmhall.co.uk
Helana.Clarkson@dmhall.co.uk

VIEWING:

Strictly by arrangement with the agents.

Reference: ESA3097 Date of publication July 2023

**IMPORTANT NOTE**

DM Hall for themselves and for the vendors or lessors of this property, whose agents they are, give notice that:

- (i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.
- (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- (iii) No person in the employment of DM Hall has any authority to make or give any representation or warrant whatever in relation to the property.
- (iv) All prices, premiums and rents quoted are exclusive of VAT.
- (v) The information contained in 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 outside our control.
- (vi) These particulars are provided for record purposes only and are not intended to create, nor to be relied upon as creating, any contractual relationship or commitment. Any contract shall only be entered into by way of our clients' solicitors.