

# SHOP/OFFICE/STUDIO

32 DRUMMOND STREET, COMRIE, PH6 2DW



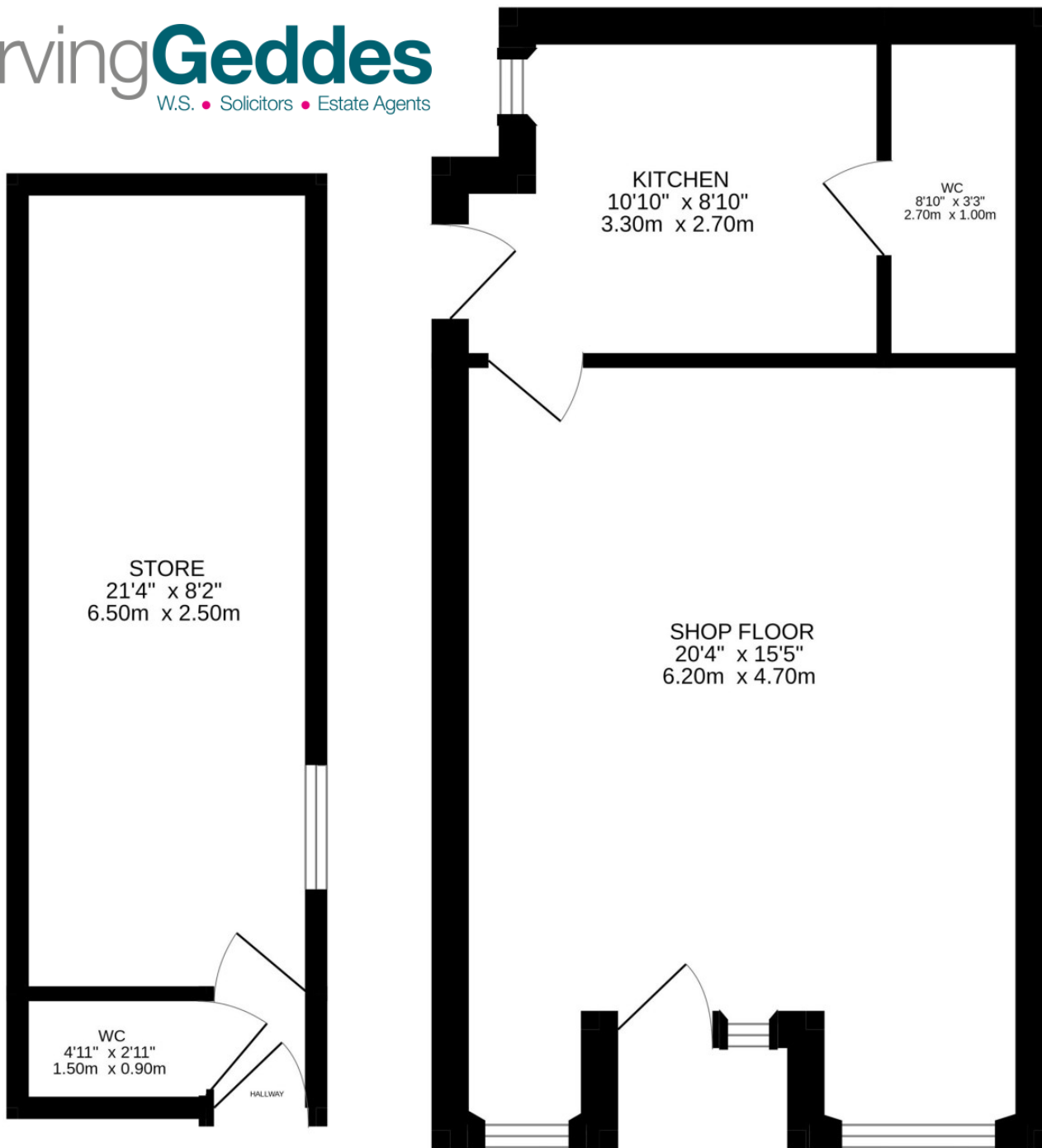
## SHOP/OFFICE/STUDIO, 32 DRUMMOND STREET, COMRIE, PH6 2DW

Irving Geddes are delighted to offer for sale rarely available commercial premises located on the main road through the bustling and highly sought after Perthshire conservation village of Comrie. The double-fronted shop was recently utilised as an artists' studio & comprises a large main shop area, with kitchen and W.C to the rear. The property is accessed from the street and also has a main side entrance from a communal walkway shared by the flat above\*. The shop also benefits from a large detached brick-built store to the rear, which has power, lighting, & a W.C. The rateable value is currently £3,400pa & 100% rates relief maybe applicable, although buyers should satisfy themselves in this regard.

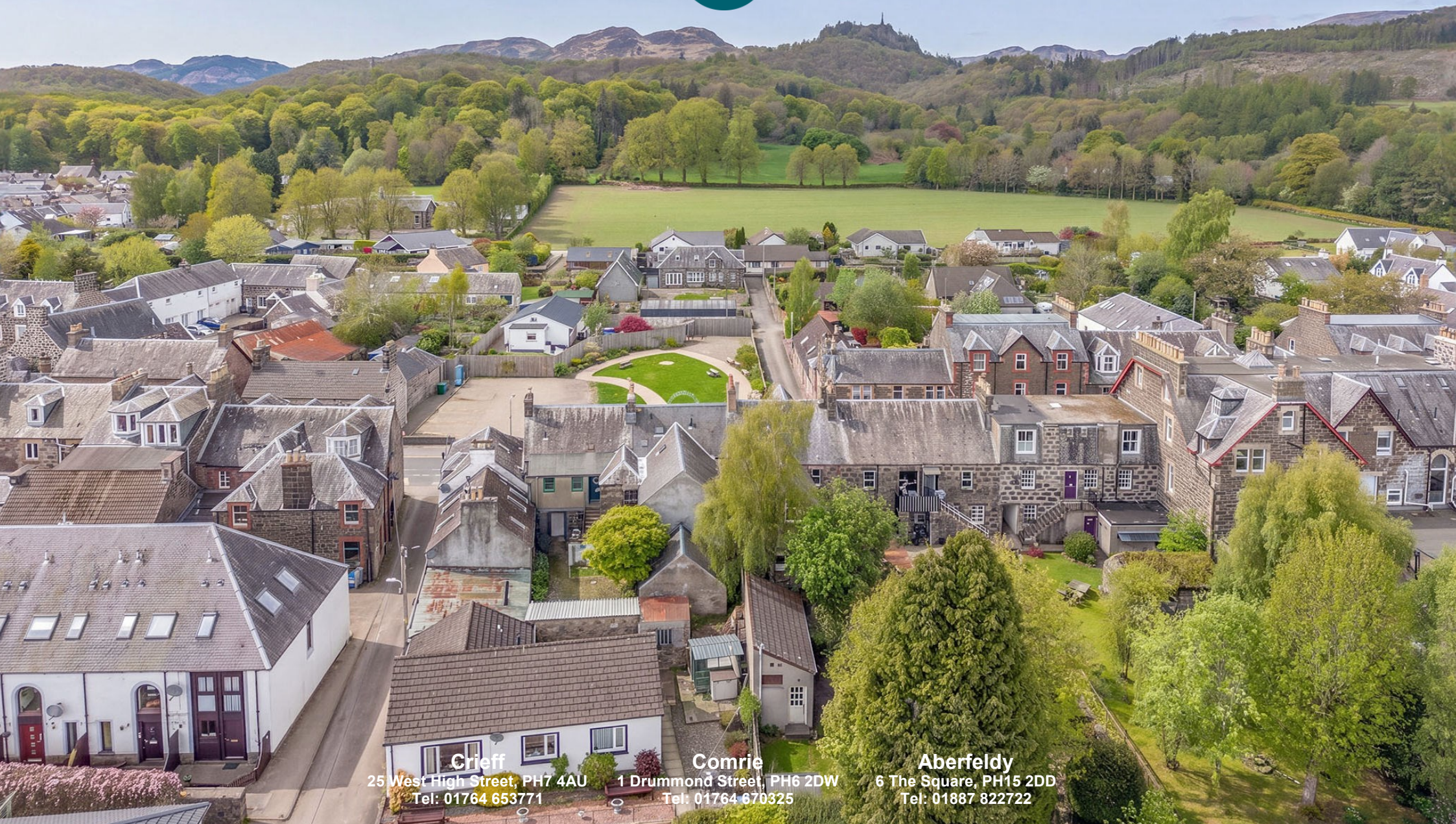
A fantastic opportunity to purchase premises in the heart of one of Scotland's most popular small towns. With a well proportioned footprint, and a separate storage unit, the shop lends itself to a variety of business ventures, subject to the necessary consents, and is likely to have broad appeal.

\*The flat is a three bedroom main door maisonette, with parking and garden, and is available to purchase separately.





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



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