



**FALCONER**  
PROPERTY CONSULTANTS

# TO LET

81 High Street, Auchterarder,  
PH3 1BJ

## CLASS 3/RETAIL UNIT

- LEASE FROM £9,750 PER ANNUM
- 584 SQFT
- TOWN CENTRE LOCATION
- PRIME RETAIL PITCH
- HIGH LEVELS OF PASSING TRADE
- RECENTLY REFURBISHED
- 100% RATES RELIEF (SUBJECT TO QUALIFICATION)



## LOCATION

Auchterarder is a prosperous town located within Perth and Kinross District. The town has a resident population of approximately 4000 persons (Source: Perth and Kinross Council) and is located approximately 15 miles south west of Perth being accessed from the A9 with the world famous Gleneagles Golf Resort nearby.

The town provides typical medical, shopping, banking, and school facilities.

The subjects are centrally located within Auchterarder on the Northern side of the High Street occupying a prominent position in close proximity to Auchterarder High School.



## DESCRIPTION

The property comprises a ground floor end terraced retail unit/cafe contained within a 2 storey building of brick construction.

The subjects benefit from a large glazed frontage with central entrance door.

Internally the accommodation provides open plan retail/cafe area, storage area, kitchen and W.C.

The property has most recently been utilised as a café and benefits from having a kitchen area with stainless steel splash backs requiring little work to reopen as a café.

## PROPOSAL

Offers of £9,750 per annum are sought for a new FRI lease.

## FLOOR AREAS

From sizes taken during our inspection we calculate the subject property, measured in accordance with the RICS Code of Measurement Practice (second edition, January 2018) to extend to the following approximate gross internal area (GIA):

54.3m<sup>2</sup> / 584ft<sup>2</sup>

## VAT

All prices, premiums and rents quoted are exclusive of VAT.

## PLANNING

All queries in relation to redevelopment/reconfiguration of the subjects should be addressed to Perth and Kinross Council Planning Department.

## EPC

A copy of the EPC will be available upon request.

## CLOSING DATE

A closing date may be set and all interested parties should make a note of interest at the offices of the Sole Agent. We reserve the right to let the property without setting a closing date and we are not obliged to accept the highest or indeed any offer for the lease of the property.

## RATING

Rateable value £8,900. Qualifying businesses will be able to benefit from 100% rates exemption subject to application.



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## VIEWING AND FURTHER INFORMATION

Strictly by appointment through the Sole Letting Agent:

Sandy Falconer BSc (Hons) MSc MRICS

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