

# For Sale

55 Main Street  
Callander  
FK17 8DY

July 2020

- **Attractive building in picturesque town**
- **Seeking offers over £160,000**
- **ATM rental income of £3,500 per annum**
- **Potential for alternative use on upper floors subject to consent - outline plans available on request**
- **VAT exempt**



## Location

Callander, known as the 'Gateway to the Highlands' is an attractive tourist town, lying approximately 16 miles north-west of Stirling. The town lies on the A84 with the M9 motorway within 14 miles. Callander is a popular commuter town and is well served for amenities with nearby occupiers including Costa Coffee, Tesco Express, Greggs, The Co-Op, Mhor Fish and the Atrium Café. The property occupies a prominent position on the Main Street near Ancaster Square.

## Description

The subject property comprises a two storey and attic stone built building which sits under a pitched, slate tiled roof. The property has recently undergone external maintenance works to the stonework and painterwork.

The ground floor is accessed via the street comprising a former bank branch with an open plan area, a walk in Chatwood Milner safe and male and female WCs. This floor will retain an ATM which is housed to the right of the entrance door in a separate room. The rear extension of the ground floor is to be separated by the current owner and any sale will have to include rights to connect to services where appropriate. This split is roughly shown on the plan below.

The upper floors are accessed via a private entrance and stairway from Main Street. The first floor comprises cellular office and reception space with WCs to the rear. A staircase leads to the attic which provides storage space.

Subject to planning, the upper floors are suitable for conversion back to residential and outline plans for conversion are available on request.

## Accommodation

The Net Internal Area of the unit has been measured in accordance with the RICS Code of Measuring Practice (6th Edition), as follows:



For further information or an appointment please contact:

**Peter Fraser**

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Floor	Sq Ft	Sq M
Ground	1,160	107.77
First	1,044	96.98
Attic	279	25.91

## Planning

The property has Class 2 Planning Use which allows change of use to Class 1 (Retail) without the requirement for planning. Interested parties should make their own enquiries to the relevant planning authority.

## Tenure

Vacant Possession with the exception of the ATM letting.

## Sale Price

Offers over **£160,000** are sought for our client's heritable interest in the site.

## Leaseback to ATM

The ATM will remain in situ to which RBS will be granted a Right of Access to the ATM for the purposes of servicing it. Upon completion of the sale a new lease will be granted to Royal Bank of Scotland Plc who will pay an annual rent of £3,500 per annum, inclusive of VAT on a 5 year lease.

## Rates

We understand that the ground floor has a rateable value of £18,900 and the first floor and attic, £8,400.

## Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

## EPC

The property has an energy performance certificate rating of 'G.'



**Graeme Faith**

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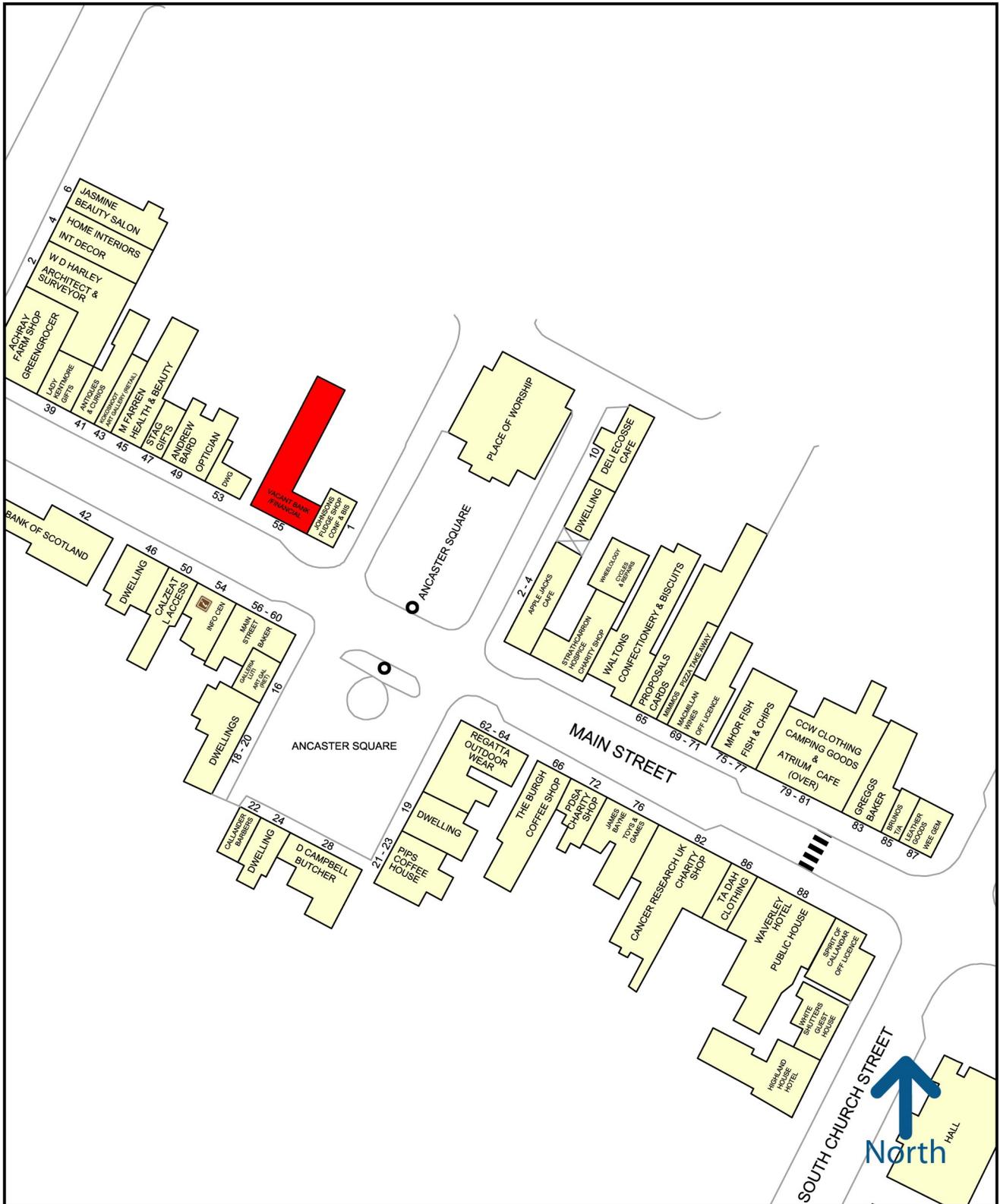
6th floor, 40 Torphichen Street, Edinburgh, EH3 8JB

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50 metres