



## RETAIL PREMISES

- > PRIME CORNER LOCATION
- > DOUBLE FRONTED
- > SUITABLE FOR VARIETY OF USES
- > NET INTERNAL AREA – 53.16 SQ. M. (572 SQ. FT.)
- > 100% RATES RELIEF
- > SALE PRICE – OFFERS OVER £49,500



**FOR SALE**

**42 KING STREET, CRIEFF, PH7 3HA**

**CONTACT:** Jonathan Reid – [j.reid@shepherd.co.uk](mailto:j.reid@shepherd.co.uk) – Tel. 01738 638188 [www.shepherd.co.uk](http://www.shepherd.co.uk)



## LOCATION

Crieff provides a range of local services including medical, banking and shopping facilities together with both primary and secondary schools.

In addition to serving its residents in the adjoining catchment, Crieff is a popular destination with tourist and visitor traffic.

The subjects are within a good quality commercial and residential location close to Crieff Town Centre. The property occupies a prominent corner position at the junction between King Street and Addison Terrace.

Surrounding occupiers comprise a number of established local retailers including coffee shop, newsagents, hair salon, pharmacy, and hot food takeaways.

There is residential accommodation directly above the property and metered on street car parking available on King Street and further free car parking nearby.

## DESCRIPTION

The subjects comprise ground floor retail premises contained within a corner terraced two storey building. They currently operate as an art gallery.

The main walls are of stone construction whilst the roof over is pitched and clad in slates.

The property is accessed via a double leaf timber single glazed pedestrian door on the corner elevation, with timber single glazed window displays to both King Street and Addison Terrace.

The property is bright and well presented.

Internally the accommodation comprises an open plan gallery with rear office. The flooring is of suspended timber construction whilst the walls are plastered and timber panelled.

Timber steps within the rear shop lead up to a common corridor with small storage areas and toilet facility.

ACCOMMODATION	Net SQ. M.	Net SQ. FT.
<b>Ground Floor</b>		
Front Shop, Back Office and Storage Areas	53.16	572
<b>TOTAL</b>	<b>53.16</b>	<b>572</b>

## TERMS

Our client is inviting offers for the sale of their heritable interest at offers over £49,500.



**RATEABLE VALUE**

Rateable Value - £4,000

The property therefore qualifies for 100% rates relief.

**EPC**

Available upon request.

**LEGAL COSTS**

Each party to bear their own legal costs in connection with this transaction.

**VAT**

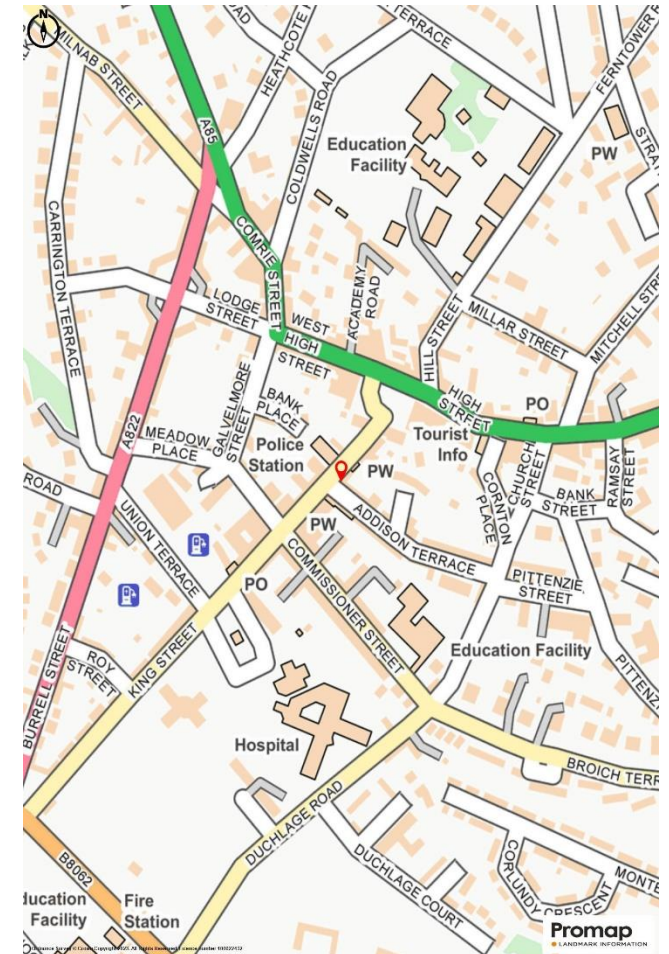
Prices quoted are exclusive of VAT.

**MONEY LAUNDERING**

The money laundering, terrorist financing and transfer of funds (information on the payer) regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also and any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

**VIEWING/FURTHER INFORMATION**

Strictly by appointment with the sole selling agent.



**For further information or viewing arrangements please contact the sole agents:**

**Shepherd Chartered Surveyors** 2 Whitefriars Crescent, Perth, PB2 0PA  
Jonathan Reid – [j.reid@shepherd.co.uk](mailto:j.reid@shepherd.co.uk) – Tel. 01738 638188

[www.shepherd.co.uk](http://www.shepherd.co.uk)



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