

**FOR SALE / MAY LET**

**RETAIL/OFFICE  
PREMISES**

- > **POPULAR AND BUSY  
TOURIST DESTINATION OF  
PITLOCHRY**
- > **72.98 SQ. M. (786 SQ. FT.)**
- > **OFFERS OVER £115,000**
- > **RENTAL OFFERS OF  
£12,000 PER ANNUM**
- > **100% RATES RELIEF  
AVAILABLE**

**23 ATHOLL ROAD, PITLOCHRY, PH16 5BX**

Contact: Jonathan Reid, [j.reid@shepherd.co.uk](mailto:j.reid@shepherd.co.uk), 01738 638188 [www.shepherd.co.uk](http://www.shepherd.co.uk)

**LOCATION**

Pitlochry is a popular tourist location situated within highland Perthshire and benefits from substantial year-round tourist trade with significant employment being generated in the hotel and ancillary tourist industries.

Pitlochry is located approximately 27 miles north of Perth and is accessed from the A9 with Inverness being some 87 miles further north. The area offers excellent facilities for a wide variety of outdoor pursuits including hunting, shooting and fishing together with walking and golf.

Atholl Road is the prime retailing thoroughfare within Pitlochry comprising a combination of local, regional and national retailers.

The subjects themselves are located with a frontage to this busy vehicular route leading to and from the town centre. Surrounding occupiers comprise McNab Solicitors as well as a number of guesthouse and hotel premises. On street car parking is available and there is space for 1 car off street.

Directly opposite is a PKC public car park, Tourist Information office and operating point for RBS mobile banking.

**DESCRIPTION**

The subjects comprise the ground and part first floor of an end terraced two storey and attic building of stone construction with pitched slate roof over. The upper floors are in separate residential use.

The property is accessed via a centrally located pedestrian door between a timber single glazed window frontage leading into an open plan office area with partitioned studio and toilet and kitchen facilities to the rear. Internal timber steps provide access to the small first floor area which comprises a further studio.

ACCOMMODATION	m <sup>2</sup>	ft <sup>2</sup>
<b>Ground Floor</b>		
Office, Recording Studio, Toilet and Kitchen	54.49	587
<b>First Floor</b>		
Recording Studio	18.49	199
<b>TOTAL</b>	<b>72.98</b>	<b>786</b>

**RATEABLE VALUE**

£8,500

The property therefore qualifies for 100% rates relief.

**EPC**

Available upon request.

**TERMS**

Our client is inviting offers in excess of £115,000 for their heritable interest.

Alternatively rental offers in the region of £12,000 per annum for a negotiable period of time.



**VAT**

Prices are quoted exclusive of VAT.

**LEGAL COST**

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

**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.

**FURTHER INFORMATION AND VIEWING**

Further information and viewing arrangements are available by contacting the Agents.



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

**Shepherd Chartered Surveyors** 2 Whitefriars Crescent, Perth, PH2 0PA – 01738 638188  
**Jonathan Reid** – [j.reid@shepherd.co.uk](mailto:j.reid@shepherd.co.uk)

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