



FALCONER
PROPERTY CONSULTANTS

TO LET

30 Main Street, Callander
FK17 8BB

RETAIL UNIT

- RECENTLY REFURBISHED
- PRIME LOCATION
- 1,076 SQ FT
- FROM £10,950 P.A.
- READY FOR IMMEDIATE OCCUPATION
- GOOD LEVELS OF PARKING
- 100% RATES RELIEF (subject to qualification)



LOCATION

Callander is a town in the council area of Stirling, situated on the River Teith. The town is a popular tourist stop to and from the Highlands and serves as the eastern gateway to the Loch Lomond and the Trossachs National Park, the first National Park in Scotland, and is often referred to as the "Gateway to the Highlands."

The subjects are located on the southern side of Main Street at its junctions with Bridge Street. Main Street forms the main retail street within the town and as such the subjects form a prime retail pitch.



DESCRIPTION

The subjects comprise a ground floor mid terraced retail unit within a parade of similar units. The property has just been extensively refurbished. The building is of traditional stone construction surmounted by a pitched and slated roof.

Internally, the subjects provide open plan retail area, office, back shop and w.c. The accommodation is ready for immediate occupation. The walls are plastered and painted whilst the ceiling is of suspended tiles.

PLANNING

All queries in relation to the use class of the subjects should be addressed to Stirling Council Planning Department.

FLOOR AREAS

From sizes provided by our client, we understand that the subject property, measured in accordance with the RICS Property Measurement Professional Statement (First Edition, May 2015) incorporating the International Property Measurement Standards and the RICS Code of Measuring Practice to extend to the following approximate gross internal area (GIA):

Ground Floor: 100m²/1,076ft²

PROPOSAL

Offers Over £10,950 per annum are invited for a new Full Repairing and Insuring (FRI) Lease.

EPC

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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.

VAT

N/A

RATING

Qualifying occupants can benefit from 100% small business rates relief.

The current rateable value is £14,800. Interested parties should contact the local assessor for further information.



VIEWING AND FURTHER INFORMATION

Strictly by appointment through the Sole Letting Agent:

Sandy Falconer BSc (Hons) MSc MRICS

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