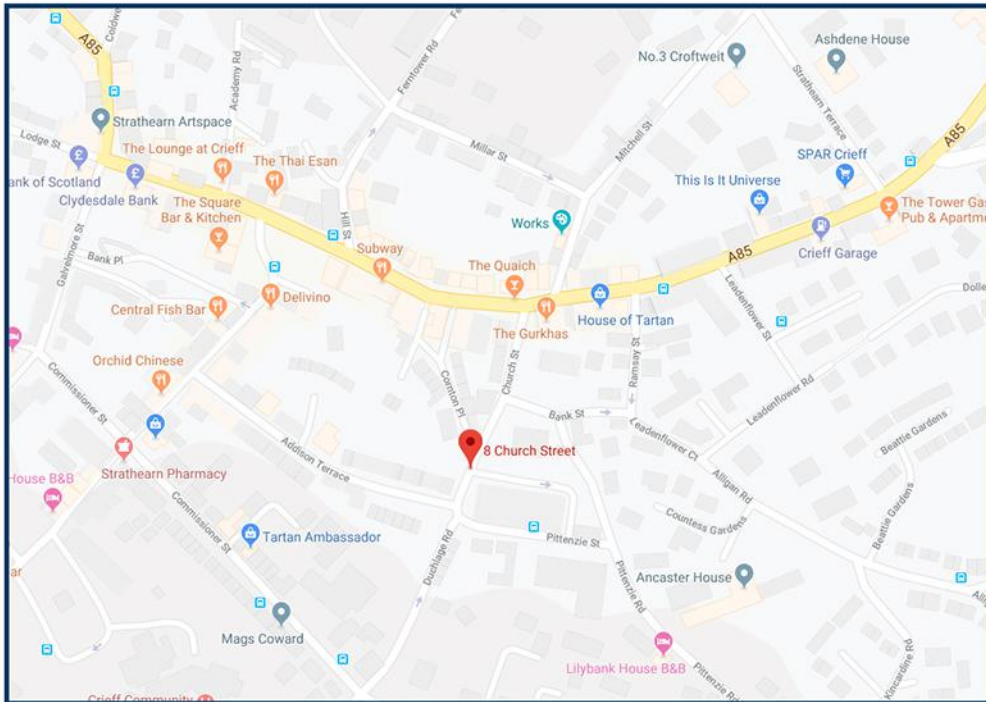


8 CHURCH STREET, CRIEFF, PH7 3AE



PROMINENT TOWN CENTRE HOT FOOD UNIT



- 100% Rates Relief
- Town Centre Location
- 265sq ft
- Let on Full Repairing & Insuring Lease
- Lease on Personal Name
- 10years from 21st Feb 2019
- Passing Rent £4,550p.a
- Fixed Increase To £4,749.68 From 1st Anniversary
- Offers Over £45,000 Are Invited Representing a Gross Initial Yield of 10.1% Increasing to 10.55%

LOCATION

The subjects are located on Church Street a short distance from the main retail thoroughfare. The surrounding area is predominately ground floor commercial units with residential above.

Crieff is a market town within the administrative authority of Perth & Kinross Council. The town lies between Perth and Criarlach on the A85, with Perth being located some 17 miles east of Crieff whilst Stirling is located 23 miles to the south west.

Crieff is a tourist town with attractions including Caithness Glass Visitor Centre, Crieff Hydro and the Glenturret Distillery. The town also provides a range of local services including Medical, Banking and shopping facilities.

SUBJECTS

The unit comprises of a ground floor takeaway premises, contained within a 3 storey plus attic terrace building, of stone construction with a facing stone cladding, under a pitched roof overlaid in slate.

The accommodation provides a ground floor takeaway reception and waiting area and a commercial kitchen to the rear. The subjects also benefit from a staff W.C.

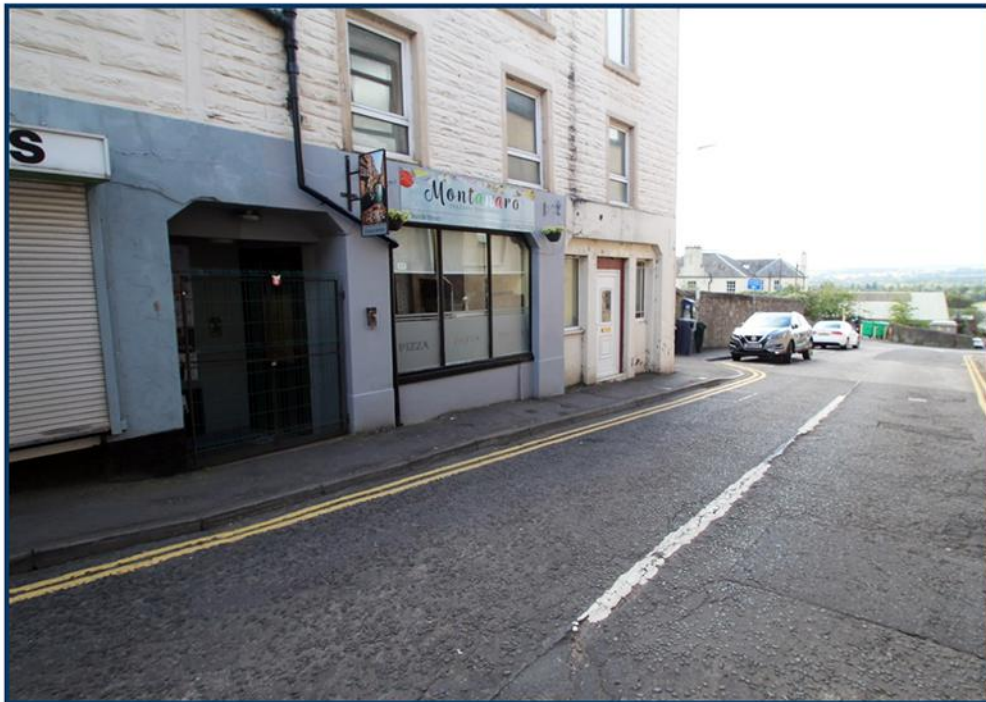
The subjects comprise suspended timber floors with vinyl and tiled coverings, tiled walls with mounted lights and plastered and painted ceilings with ceiling mounted strip lighting.

The subjects are currently undergoing extensive refurbishment by the new tenant including but not limited to; Refreshed frontage, new signage, renovated front counter, wall coverings, upgraded lighting throughout, renovated kitchens, w.c and flooring throughout.

AREA

We have calculated the subjects on a Net Internal Area (N.I.A) basis in accordance with RICS Code of Measuring Practice:

Ground: 24.62sqm (265sq ft)



EXECUTIVE LEASE SUMMARY

The property is held on a full repairing and insuring lease on the following terms:

Tenant: Personal Name t/a "Montanaro Italian"

Term: 10 years (21st Feb 2019 - 20th Feb 2029)

Tenant Break: 5th Anniversary

Rent Review: Every 3 years

Rent: £4,550p.a from date of entry to 1st anniversary increasing to £4,749.68per annum until the next rent review.

The tenant is an accomplished head chef who, prior to venturing on his own, was operating a kitchen within a well established local hotel for several years. His niche is Italian cuisine, focussing on staple meals with a twist, using locally sourced ingredients.

The tenant is well known within the town as having a keen eye for food and the quality which he produces.

PROPOSAL

The subjects are available to purchase for offers in excess of £45,000 representing a Gross Initial Yield of 10.1% increasing to 10.55% in year 2.

V.A.T

All prices and premiums quoted are exclusive of V.A.T

E.P.C

Available on request

LEGAL

Each party shall bear their own legal costs incurred in the transaction

VIEWING

By appointment only

LEASE & TITLE

Available on request

Jas Aujla
Will Rennie

TSA Property Consultants
50 Darnley Street,
Pollokshields,
Glasgow G41 2SE



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PROPERTY MISDESCRIPTIONS ACT 1991: The information contained within these particulars has been checked and unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change out with our control. When we are advised of any change we will inform all enquiries at the earliest opportunity.