

## TO LET

**30 MAIN STREET**

**CALLANDER FK17 8BB**

### Location

Callander is situated on the River Teith and benefits from significant tourist trade as it is a popular stopping off point for Loch Lomond and the Trossachs National Park.

The unit occupies a popular position in the Main Street with nearby retailers being a mix of local and national traders.

### Accommodation

The property offers accommodation over the ground floor only, extending to an internal area of:

NIA: 1,042 ft<sup>2</sup> (96.80m<sup>2</sup>)

### Lease

The property is available on a new Full Repairing and Insuring lease for a period to be agreed incorporating regular upward only rent reviews.

Rental offers in the region of £11,000 per annum exclusive are sought.

### Rating Assessment

The premises are currently entered into the Valuation Roll as follows:-

Rateable Value (25/26): £13,700

### VAT

All terms are quoted net of VAT, if applicable.



### Legal Costs

Each party will be responsible for their own legal costs.

### Energy Performance Certificate

The property has an EPC Rating of 'B'

### Entry

Entry will be upon conclusion of missives.

### Money Laundering Regulations

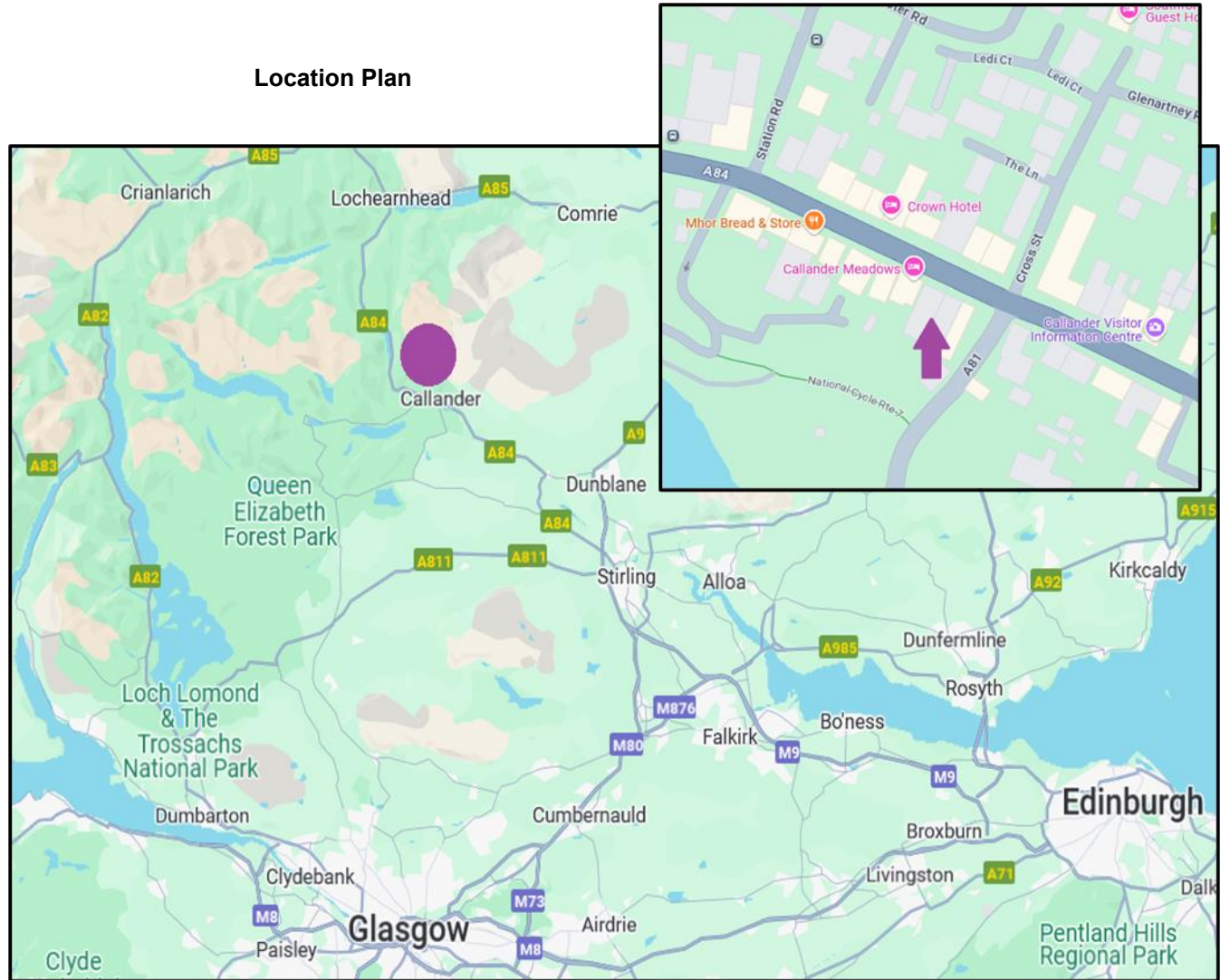
To comply with Money Laundering Regulations we are legally required to undertake due diligence on prospective purchasers/tenants which will at a minimum include proof of identity/address and funding. Applicable documentation will therefore be required on agreement of Heads of Terms.

### Viewing & Further Information

Appointments to view are to be arranged through the sole agents:

Contact: Gavin Anderson  
Tel: 0141 221 6161  
Email: gavin@wbfi.co.uk

### Location Plan



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The information contained within these particulars has been checked, and unless otherwise stated, is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outwith our control.

Whitelaw Baikie Figes for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of an offer or contract
- ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them and are advised to do so
- iii) no person in the employment of Whitelaw Baikie Figes has any authority to give any representation or warranty whatsoever in relation to this property
- iv) all prices, rents and premiums quoted are exclusive of VAT at the current rate
- v) any rateable values quoted have been supplied by reference to the relevant local rating authority. Interested lessees are advised to satisfy themselves as to their accuracy.