

**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**

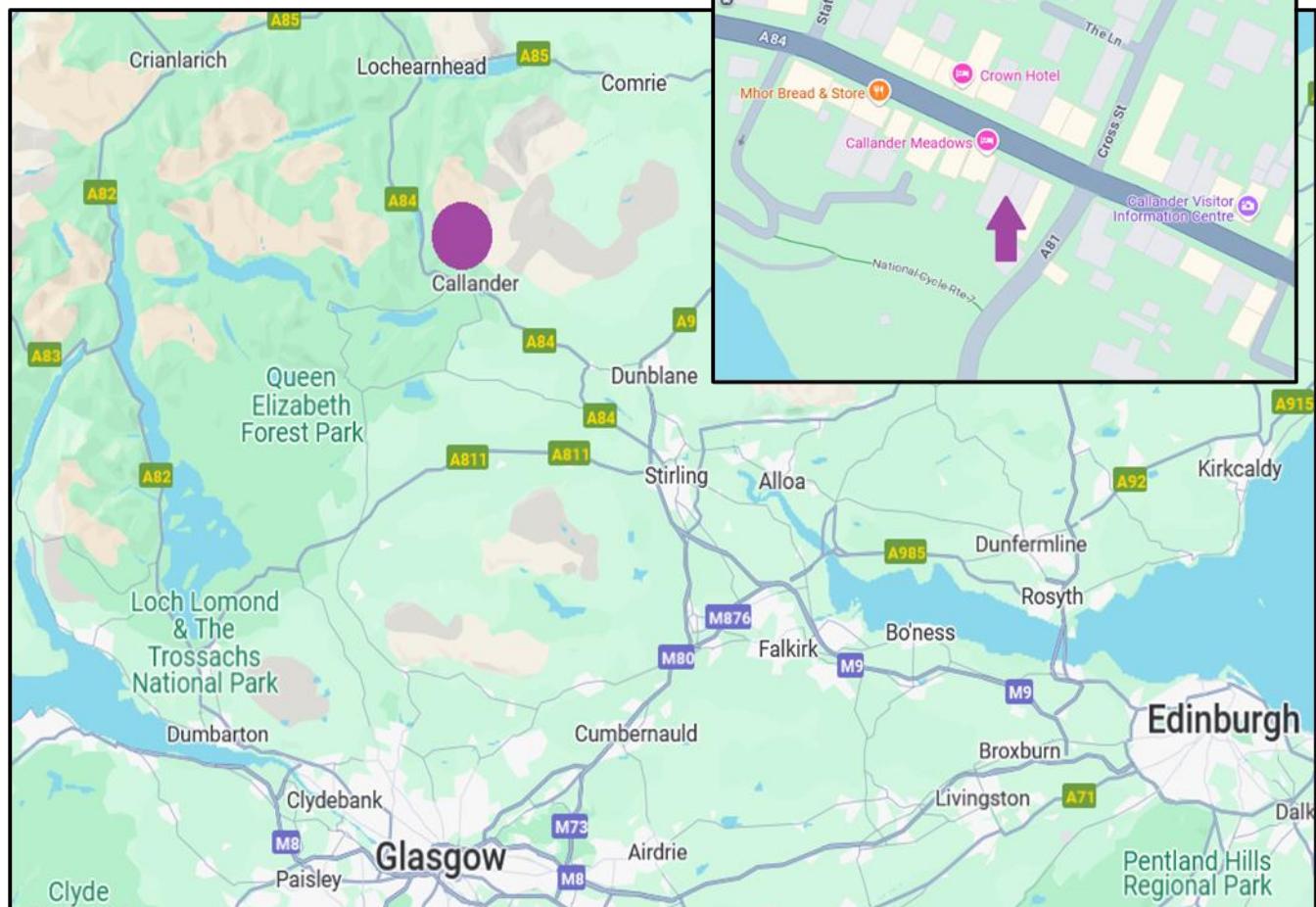
To comply with Money Laundering Regulations we are legally required to undertake due diligence on prospective purchasers/tenants which will at a minimum include proof of identity/address and funding. Applicable documentation will therefore be required on agreement of Heads of Terms.

## **Viewing & Further Information**

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

Contact: Gavin Anderson  
Tel: 0141 221 6161  
Email: gavin@wbf.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  
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- ii) no person in the employment of Whitelaw Baikie Figes has any authority to give any representation or warranty whatsoever in relation to this property  
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