

**FOR SALE (MAY LET)
PROMINENT RETAIL UNIT WITH
BENEFIT OF EXISTING PREMISES
LICENCE**

**17-19 DUNKELD STREET
ABERFELDY
PH15 2AA**

LOCATION

Aberfeldy is a market town within Perthshire. The property occupies a prominent position in Dunkeld Street offering car parking directly outside the unit. Nearby occupiers are a mix of multiple and local traders to include Dows, The Tay Coffee Shop, R Hannigan Art & Design, Windows Gift Shop and The Co-op.

DESCRIPTION

The property comprises the ground floor within a sandstone building, with the first and attic floors given over to residential. The unit offers significant retail accommodation together with the former Sorting Office for the Post Office, which is accessed directly from the rear of the property.

AREAS & DIMENSIONS

Gross Frontage:	27' 9"	(8.28 m)
Net Frontage:	20' 3"	(6.17 m)
NIA:	2,736 sq ft	(254 sq m)

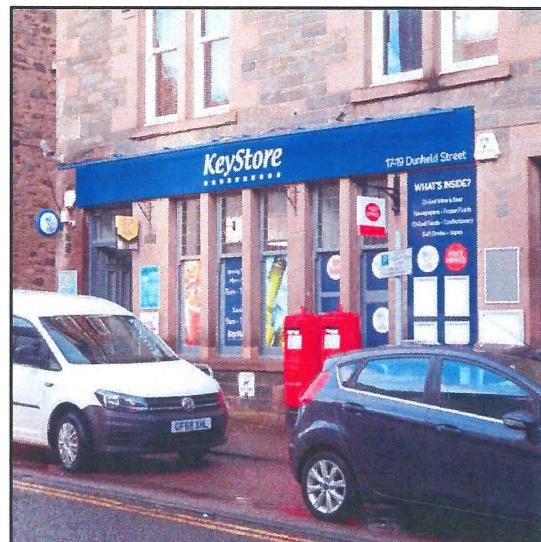
The retail section of the property extends to 1,889 sq ft, whilst the former Sorting Office extends to 847 sq ft (85 sq m).

LEASE/SALE TERMS

Offers in excess of £210,000 are sought for our client's feuhold interest. Alternatively, our client may give consideration to leasing the property on a long term basis to incorporate regular upward only rent reviews. Offers in the region of £20,000 per annum are sought.

ENERGY PERFORMANCE CERTIFICATE

The property has been assessed as Band 'C'. A copy of the Certificate is available upon request.



RATES

The property is currently entered in the Valuation Roll as follows:

Description:	Shop
Rateable Value:	£10,800

Qualifying parties may be liable for 100% rates relief. We would urge you to make your own enquiries.

PREMISES LICENCE

Our client currently holds a Premises Licence for the property. The licence is effective for the hours between 10am to 10pm.

LEGAL COSTS

Each party will be responsible for their own legal costs, with the ingoing tenant/purchase being responsible for any LBTT together with any costs incurred by the Landlord.

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.

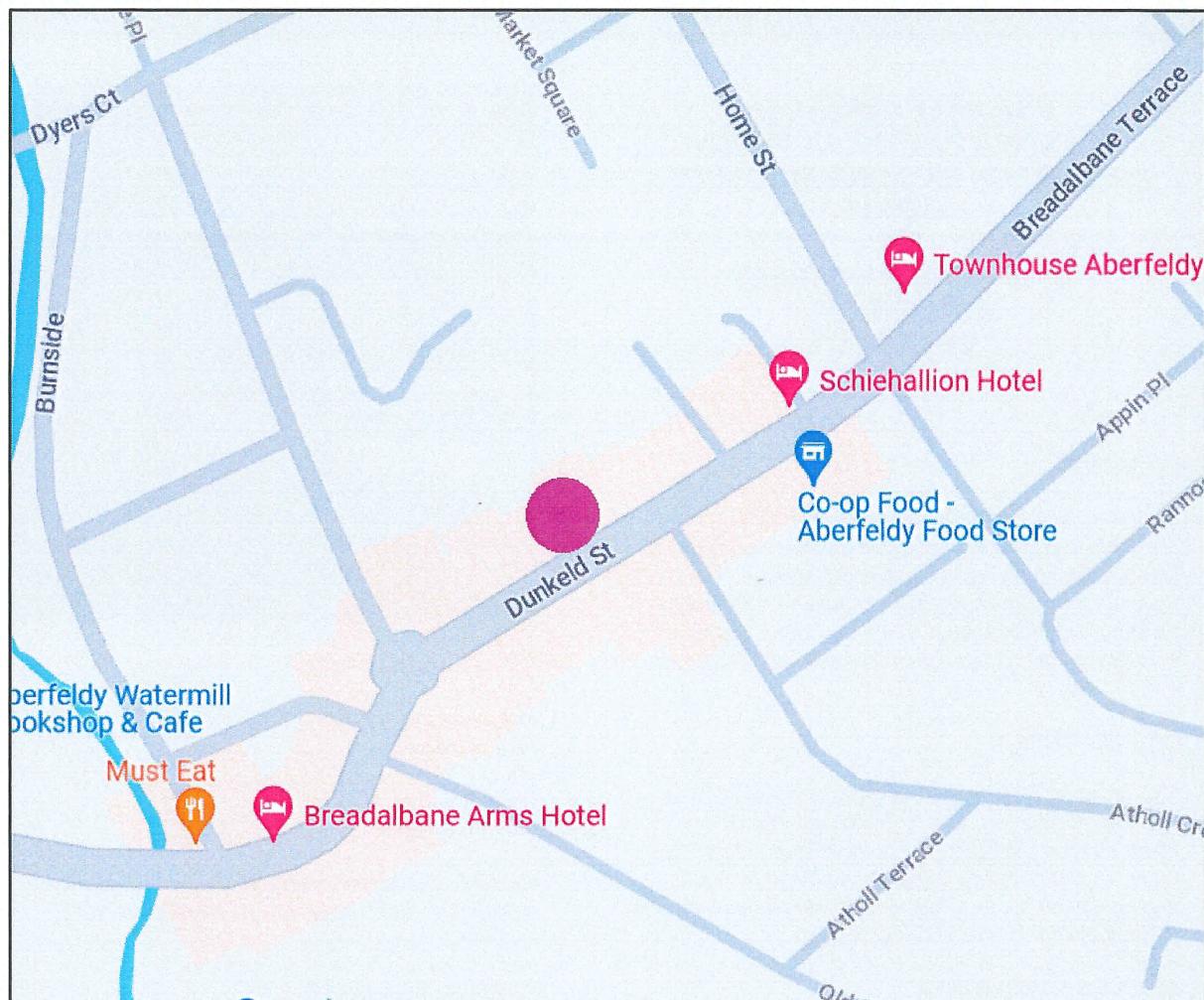
VIEWING / FURTHER INFORMATION

Strictly by appointment through the sole agents.

Whitelaw Baikie Figes

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

LOCATION PLAN



Details published 3rd April 2024

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.