ericyoung&co

Retail

experience ■ judgement ■ service

TO LET/MAY SELL

Shop Unit

45 Atholl Road
Pitlochry PH16 5BX

LOCATION

Pitlochry lies approximately 25 miles north of Perth and adjacent to the A9 trunk road. Pitlochry has an immediate populaton of over 2,500 people and enjoys a prosperous tourist trade throughout the year.

Atholl Road forms the principal retail focus in the town centre and the subjects are situated on the south side of the road at the east end of the street. Nearby occupiers include **Victoria's Restaurant, J & H Mitchell Estate Agents, Robertsons of Pitlochry** and **Atholl Village Guest House**.

ACCOMMODATION

The premises comprise a multiple windowed retail unit arranged over the ground and basement floors extending to the following approximate net internal areas:

Ground Floor	1,514 sq ft	(140.7 sq m)
Basement	606 sq ft	(56.3 sq m)
Total	**2,120 sq ft**	**(197 sq m)**

LEASE

The subjects are available on the basis of a new full repairing and insuring lease for a term to be agreed.

PLANNING

We have been verbally advised by the Local Planning Authoirty that the subjects currently benefit from Class 1 cosnent and can therefore be used for retail use. Interested parties are advised to speak directly to the Local Planning Authority.

RENT

Offers in excess of **£25,000 per annum** are invited.

PRICE

Offers in excess of **£250,000** exclusive.

RATING

We have been verbally advised by the Rates Authority that the rateable value of the subjects with effect from 1 April 2017 is **£19,816**. (Each new occupier has the right of appeal against this figure).

Based on a rate poundage of 46.6p this rateable value will result in an estimated rates liability in financial year 2017/18 of **£9,234**.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating = G

DATE OF ENTRY

By arrangement.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred during the transaction. For the avoidance of doubt the ingoing tenant will be responsible for Land and Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.

VIEWING

All viewings are strictly by prior arrangement with Eric Young & Co - 0131 226 2641.

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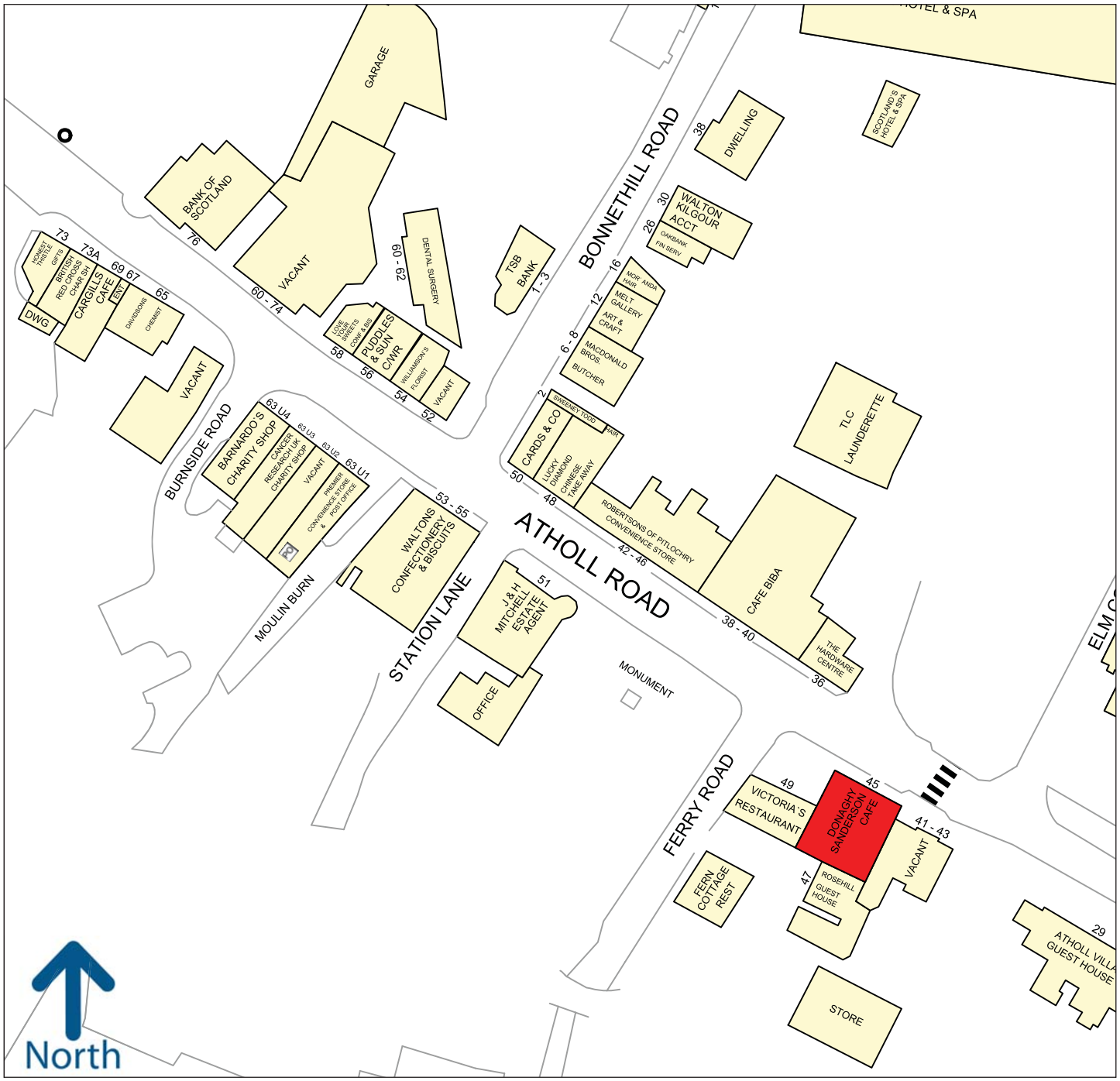
See our website for all available properties:

www.eyco.co.uk



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CK/JH/PIT18

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