

Former Hairdressers | POPULAR LOCATION  
RETAIL UNIT | Busy High Street



## RETAIL UNIT IN CREIFF, PERTSHIRE

**11 James Square, Creiff, Perthshire, PH7 3HX**

- + **£3,900 per annum (£75pw)**
- + **Total area 302sqft (28sqm)**
- + **Prominent position with high footfall on A85**
- + **Located in a thriving business area**
- + **Retailers nearby include Fish & Chips, Subway, Chemist, Clothing Shop, Bank, Lettings Agency and more.**
- + **Bus stop outside property**



**Thrower Stone Group**

**0191 477 5777 | [lettings@throwerstone.co.uk](mailto:lettings@throwerstone.co.uk)**



**07920 522 713 | [www.throwerstone.co.uk](http://www.throwerstone.co.uk)**

### Location

The property is located on James Square in Creiff. Creiff is a Scottish market town in Perth and Kinross. The property lies on the A85 road which is the main trunk road between Perth and Criarlarich. Creiff has become a hub for tourism, famous for its whisky and history of cattle droving. Attractions include the Caithness Glass Visitor Centre and Glenturret Distillery. Retailers nearby include Fish & Chips, Chemist, Clothing Shop, Subway, Bank, Lettings agency and more.

### Description

This retail unit has formerly been used as hairdressers, however it could also be used for most businesses. There is a shop front area retail room and staff toilets. The unit is secure, clean and tidy and is available for immediate occupation.

### Accommodation

The accommodation comprises the following approximate Net Internal Areas:

Ground Retail Zone A: 28.06sqm (302sqft)  
Total Area: 28.06sqm (302sqft)

### Lease Terms

The unit is available via a new full repairing and insuring lease for a term of years to be agreed, subject to regular rent reviews at a commencing rent of £3,900.00 per annum exclusive.

### Business Rates

The current rating assessment is as follows: Shop & Premises £3,600.

The business may be eligible for small business rate relief which in some circumstances can equate to 100% rate relief.

For further information please contact Perth and Kinross Council.

### Legal Costs

The Tenant is to reimburse the Landlord for all reasonable legal costs with regards to completing the Lease.

### VAT

All figures quoted are exclusive of VAT where chargeable.

### Viewing

By appointment through sole agents, Thrower Stone Group.

### Subject to Contract



Misrepresentation Act 1967: Conditions under which these particulars are issued - All details in these particulars are given in good faith, but Thrower Stone Group for themselves and for the vendor(s) or lessor(s) of this property for whom they act give notice that:-

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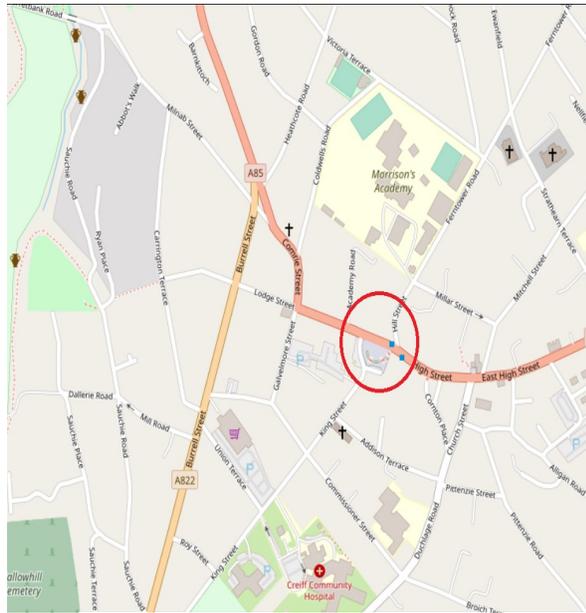
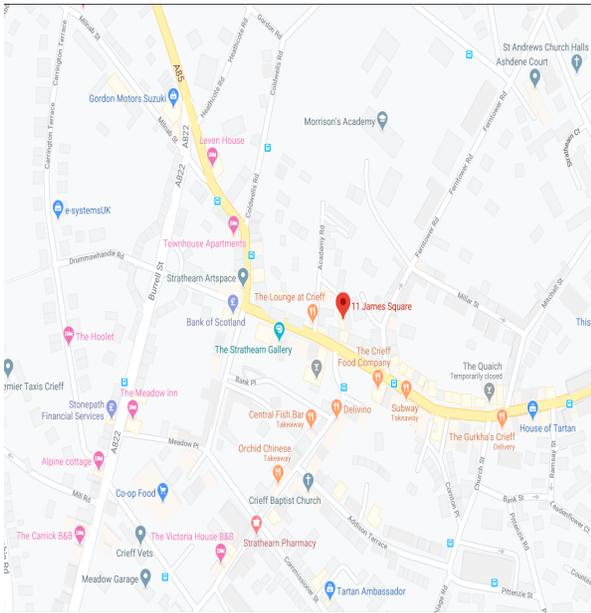


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