

TO LET
CLASS 1A / RETAIL

 **GRAHAM
SIBBALD**



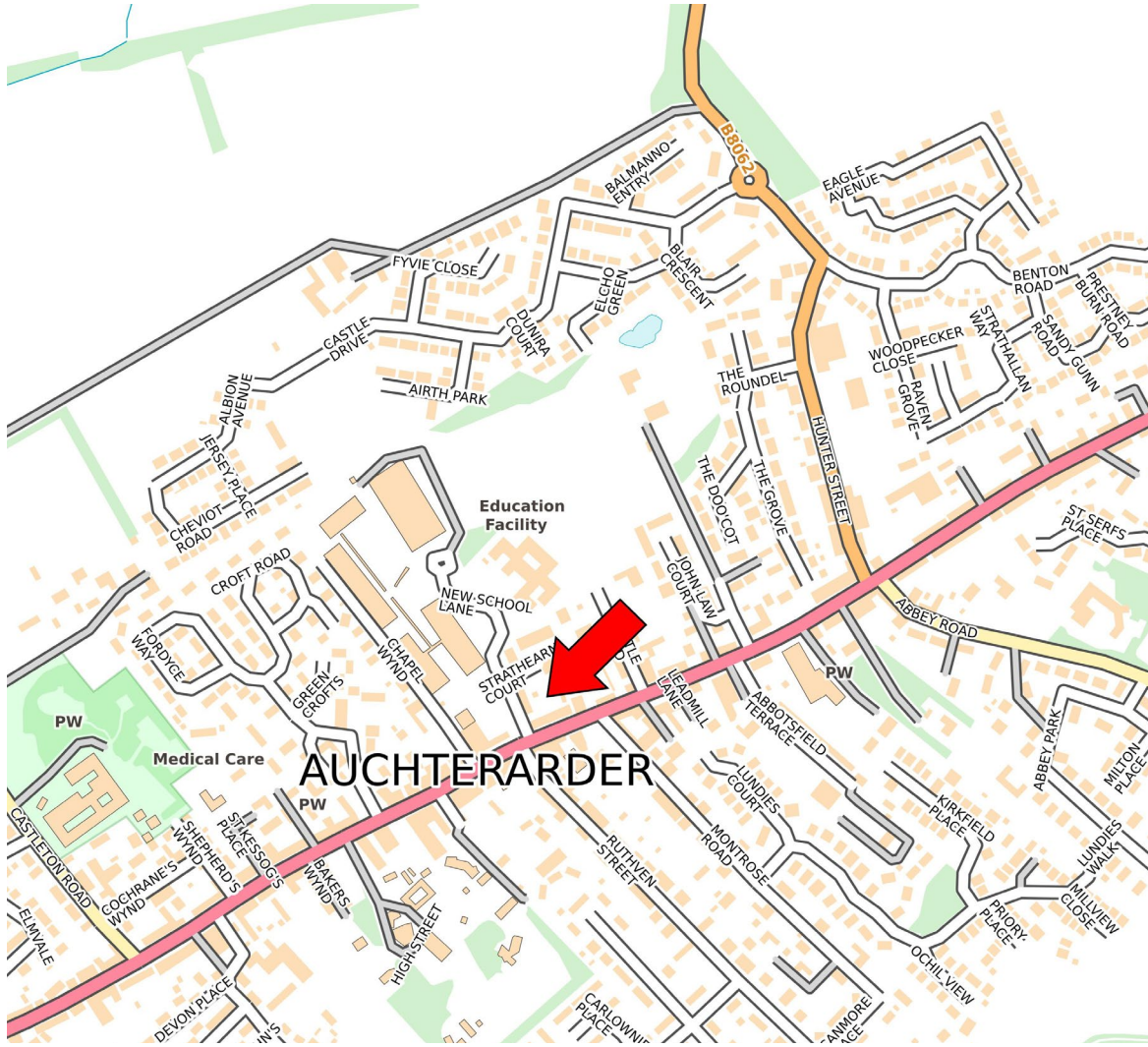
**57 High Street
Auchterarder
PH3 1BN**

- Ground floor retail unit
- Popular and affluent Perthshire town
- On street car parking close by
- May qualify for 100% Rates Relief
- VAT Free
- NIA 48.78 sq.m (548 sq.ft)

LOCATION

Auchterarder is located immediately adjacent to the A90 trunk road, lying approximately midway between the larger commercial centres of Perth and Stirling.

Auchterarder is an affluent town located a short distance from the world renowned golf and leisure complex of Gleneagles.



The current population of Auchterarder is in excess of 4,500 and this will increase substantially as a result of a residential development within the town.

More precisely, the property is situated on the north side of High Street, the main traffic thoroughfare running through the town. Nearby operators are mixed commercial in nature.

The approximate location is shown by the OS plan.

DESCRIPTION

The property comprises a well presented ground floor retail unit contained within an end terraced traditional building.

The property occupies a popular trading location and benefits from a glazed display frontage onto High Street.

Internally, the subjects are bright and open plan in nature with shop front/sales area, staff and WC facilities.

The shop is currently fitted out in connection with the current business (Hairdresser), however alternative uses would also be possible, subject to consents.

ACCOMMODATION

We have measured the property in accordance with the RICS property measurement (2nd edition) which incorporates the RICS code of measuring practice (6th edition) to arrive at the following net internal area:

48.78 sq.m (525 sq.ft)

RATEABLE VALUE

The property has been entered into the valuation roll with a rateable value of £7,400.

Any ongoing tenant should qualify for 100% rates relief however should satisfy themselves in this regard.



EPC

D Rating.

RENTAL

The subjects are available TO LET from April 2026.
Offers of £10,500 per annum are invited.

LEGAL COSTS + VAT

Each party to bear their own legal costs associated with the transaction.

The subjects are not elected for VAT.

VIEWING

Viewing is through the sole setting agents.



To arrange a viewing please contact:



GARTH DAVISON

Director

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KEITH SCOBIE

Partner

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IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. Date Published: January 2026

ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.