



**TO LET**

**Licensed Restaurant Premises**

Rare opportunity to lease restaurant premises within central Pitlochry

Well located and large restaurant facility with circa 100 covers

Conservatory extension

Gross Area – 250 sq. m. (2,700 sq. ft.)

Rent - £45,000 per annum



WHAT 3 WORDS

**40 ATHOLL ROAD, PITLOCHRY, PH16 5BX**

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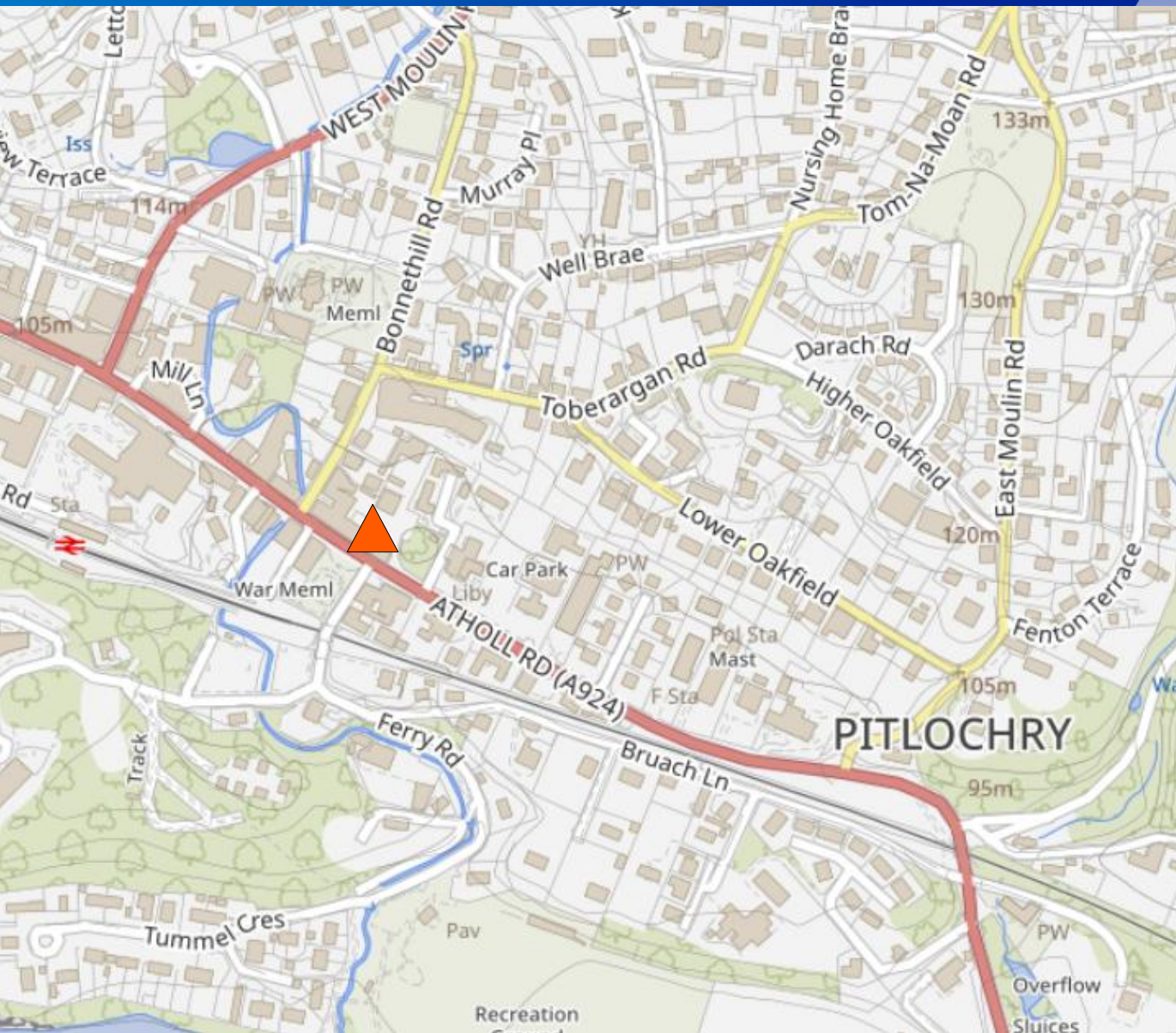
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# Location

40 ATHOLL ROAD, PITLOCHRY, PH16 5BX



**Pitlochry is a popular tourist location situated within highland Perthshire and benefits from substantial year-round tourist trade with significant employment being generated in the hotel and ancillary tourist industries.**

Pitlochry is located approximately 27 miles north of Perth and is accessed from the A9 with Inverness being some 87 miles further north.

The area offers excellent facilities for a wide variety of outdoor pursuits including hunting, shooting and fishing together with walking and golf.

Atholl Road is the prime retailing thoroughfare within Pitlochry comprising a combination of local, regional and national retailers.



FIND ON GOOGLE MAPS



# Description

40 ATHOLL ROAD, PITLOCHRY, PH16 5BX



The subjects comprise a licensed restaurant contained within a mid terraced single storey building of stone construction and pitched slate roof over.

There is a large single storey extension to the rear of brick construction with a flat roof and a further conservatory extension which leads to a small patio surfaced external eating area.

Internally the restaurant accommodation is divided into an 'L' shaped area and provides for around 100 covers.

There are associated toilet facilities and fully fitted kitchen.

## ACCOMMODATION

	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor	250	2,700
<b>Total</b>	<b>250</b>	<b>2,700</b>

The above floor areas have been calculated on a gross Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).



## TERMS

Our client is inviting rental offers in the region of £45,000 per annum for a negotiable period.

## RATEABLE VALUE

The subjects have been assessed for rating purposes and have been entered in the valuation roll at:

Current Rateable Value: £22,000.

2026 Draft Rateable Value: £24,400

The unified business rate for 2025/2026 is 49.8p

## ENERGY PERFORMANCE CERTIFICATE

Awaiting further details.

## VAT

All figures are quoted exclusive of VAT.

## LEGAL COSTS

Each party will to bear their own legal costs in connection with the letting of the property.

J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants 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; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. PUBLICATION DATE FEBRUARY 2026

## Get in Touch

For further information or viewing arrangements please contact the sole agents:



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### ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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