



65 Main Street, Callander, FK17 8DX

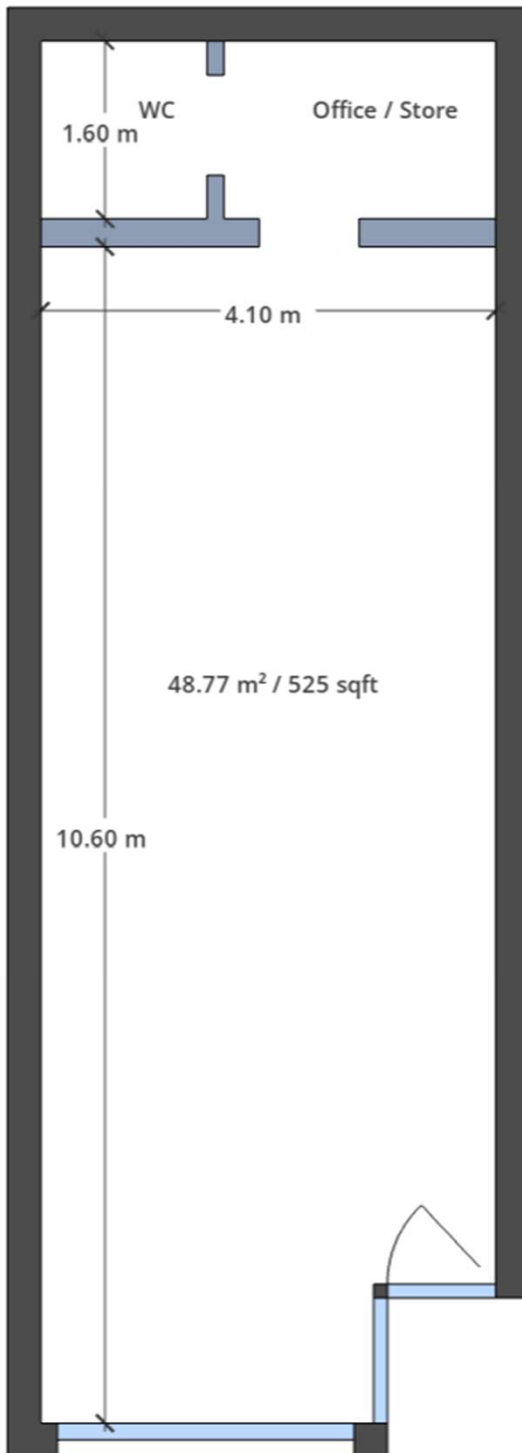
Prime Pitch - High Street Retail Unit (may suit office use)

To Let

48.77 m²
(525 ft²)

SMART&CO.
surveyors & property consultants

65 Main Street, Callander



Situation

The town of Callander (population 3,080) is positioned 16 miles north-west of Stirling and is a well-established tourist stop off point on the popular route north through the Loch Lomond & Trossachs National Park.

Description

The Property is situated on the north side of Main Street (A84) – the main thoroughfare running through Callander from Stirling towards Lochearnhead, Crianlarich and the north. The subjects occupy an excellent prominent position in the prime retail pitch between Ancaster Square and Church Street. Neighbouring businesses include Regatta Outdoors, CCW Clothing, Macmillan Wine.

Planning

We understand that permitted uses would include business uses falling within Use Class 1A. Interested parties should satisfy themselves in this regard.

Lease Terms

The property is available for lease for a duration and on terms to be agreed. The quoting rent is from £12,000 per annum depending on lease length and terms.

Business Rates

The property has a Rateable Value of £7,600, so falls below the threshold for full exemption from Business Rates under the Small Business Rates Relief scheme. Interested parties should satisfy themselves on the criteria.

Legal Costs

Each party will be responsible for their own legal costs with the tenant being responsible for LBTT and registration dues.

SATNAV

Postcode is FK17 8DX

What 3 Words: ///rebounded.followers.inspector

Viewings / More Information

All enquiries to the sole agents:

Doug Smart

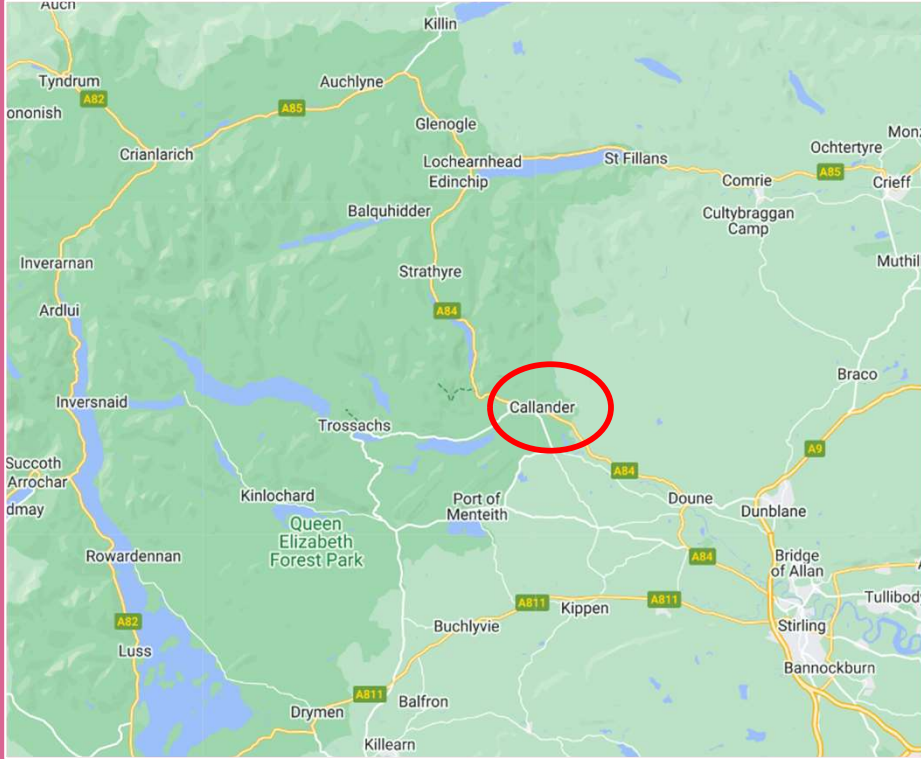
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SUMMARY

Specification : High Street Retail Unit Situated in Prime Pitch of Popular Tourist Town

Potential : Available immediately.

Lease Terms : Available for lease from £12,000 pa.

Size : 50.23 m² (540 ft²)

EPC : Available Upon Completion

Rateable Value : £7,600

Legals : Each Party to pay their own costs

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