



154 High Street  
Auchterarder  
PH3 1AD

- Rare purchase opportunity
- Ground floor retail unit
- Popular and affluent Perthshire town
- Excellent trading position
- May qualify for 100% Rates Relief
- Suitable for a variety of uses (STC)

## 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, making Auchterarder an extremely popular residential location.

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 for 800 new houses.

More precisely, the property is situated on the south side of High Street, within the heart of the commercial activity in the town. Nearby operators are mixed commercial in nature, both of a local and national covenant.

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 2 storey traditional stone and slate building, with single storey rear projection.

The property occupies a prominent trading location and benefits from an extensive glazed display frontage onto High Street. Access to the property is directly off High Street, via a glazed pedestrian entrance door.

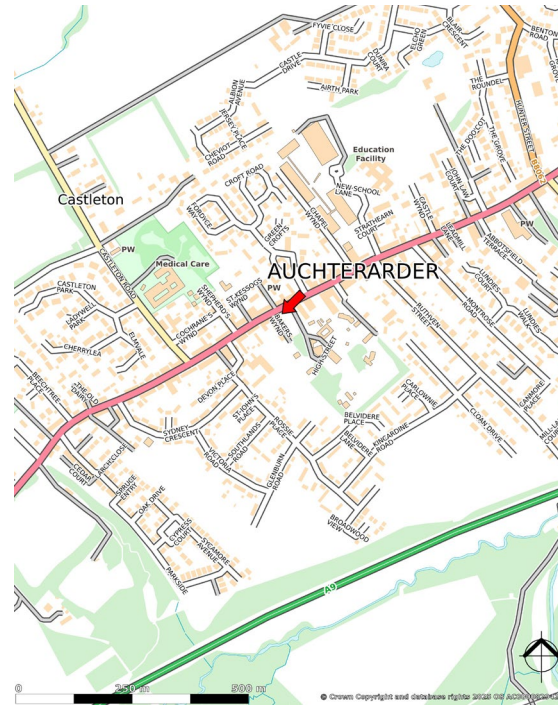
Internally, the shop comprises a front/open plan sales area with rear storage, staff and WC facilities. The shop is currently fitted out in connection with the current business, however alternative uses (previously traded as a café) would also be possible, subject to consents.

## 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:

95 sq m (1,022 sq ft)





To arrange a viewing please contact:



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#### RATEABLE VALUE

The property has been entered into the valuation roll with a rateable value of £9,500.

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

#### EPC

Available on request.

#### PRICE

The subjects are available For Sale with the benefit of Vacant Possession.

Offers of £200,000 are invited.

#### LEGAL COSTS + VAT

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

For the avoidance of doubt all figures quoted are exclusive of VAT.

#### VIEWING AND OFFICE ADDRESS

Viewing is through the sole setting agents.

#### 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.
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