

TO LET  
CLASS 1A / POSSIBLE CLASS 3

 GRAHAM  
SIBBALD



76 Atholl Road  
Pitlochry  
PH16 5BL

- Rare leasing opportunity
- Modern commercial unit + parking
- Prime trading location
- Excellent display frontage
- Suitable for a variety of uses (STC)
- 218 sq.m (2,344 sq.ft)

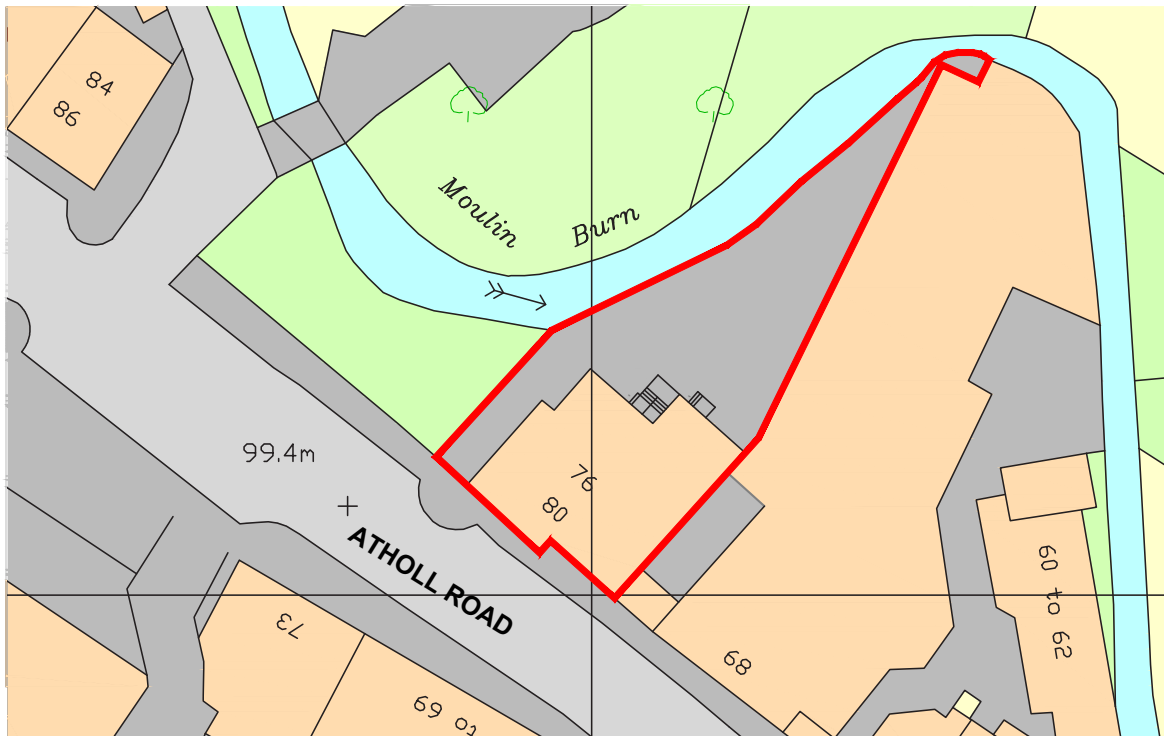
## LOCATION

Pitlochry is a picturesque town of approximately 2,750 inhabitants and is located within the council area of Perth and Kinross, on the banks of the River Tummel.

Pitlochry is a very popular tourist destination, receiving a great influx of visitors during the summer months.

More precisely, the subjects sit on Atholl Road, the main traffic thoroughfare running through the town. The property sits within the prime commercial location of the town with surrounding operators being mixed commercial in their nature, national and local operators.

The approximate location is shown by the OS Plan.



## DESCRIPTION

The subjects comprise a highly visible detached traditionally constructed building with private car parking. The property is laid out over ground, first and attic floor levels and benefits from an extensive glazed display frontage.

Access to the subjects is directly off Atholl Road. Accommodation is a mixture of open plan and cellar and as such may suit a variety of commercial uses — STC.

## 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 areas:

Ground Floor: 128 sq.m (1,377 sq.ft)

First Floor: 60 sq.m (645 sq.ft)

Attic Floor: 30 sq.m (322 sq.ft)

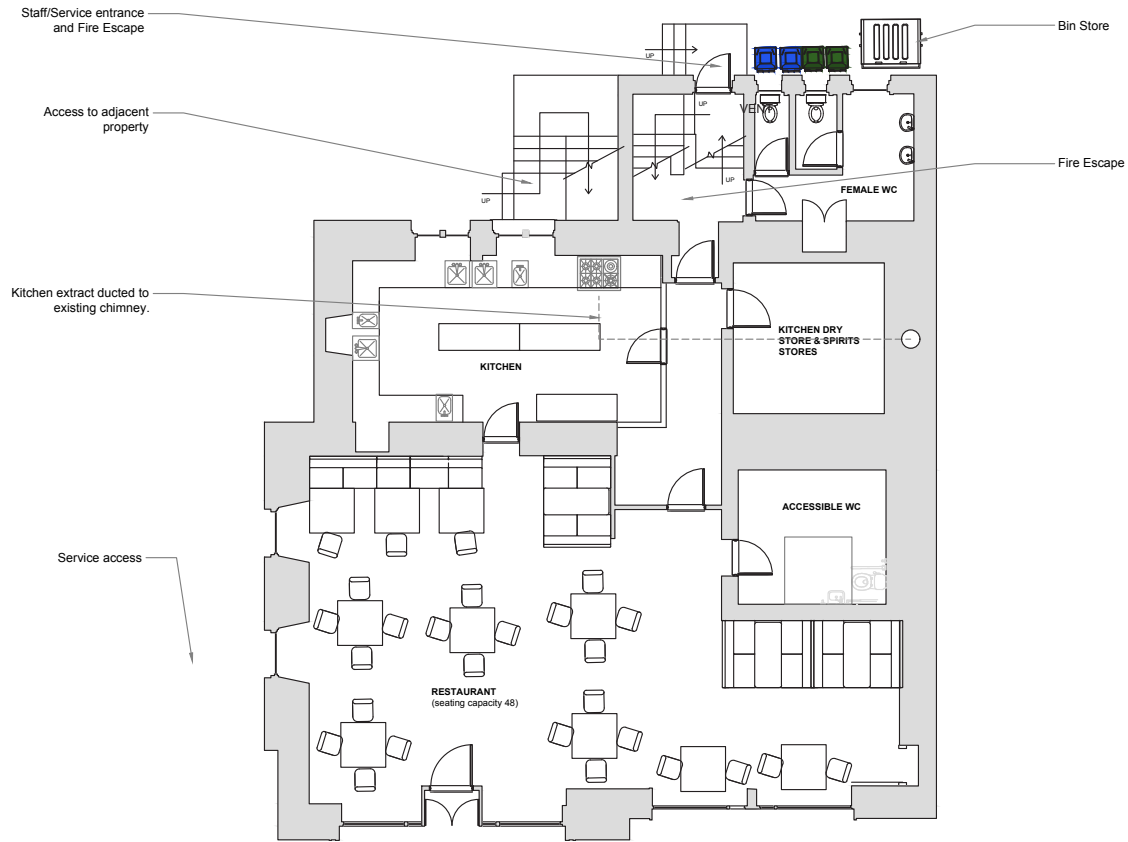
TOTAL: 218 sq.m (2,344 sq.ft)

The subjects come with private car parking.

# PLANNING

The property was formally occupied by the Bank Of Scotland and therefore benefits from Use Class 1a.

The landlord has submitted a planning application for the Class 3 / Restaurant consent. Further information available from the sole letting agents.



**PROPOSED GROUND FLOOR PLAN**  
SCALE 1:100 @ A3

Floor Area = 173.9 m sq  
Seating Capacity 48 + 6 staff



**INDICITAVE PLAN**



rev	description	date	by	checked

All dimensions, spot levels and drainage positions to be checked on site by Contractor prior to construction. Any discrepancies to be reported. Drawings to be read & fully understood before work commences.  
**IF IN DOUBT ASK.**

client	-		date	05 05 26	
address	76 Atholl Road, Pitlochry, PH16 5BW		drawn	SK	checked
title	PROPOSED GROUND FLOOR PLAN		scale	1:100@A3	
<small>© Graham + Sibbald</small>					
PLANNING			job number	PL-0650	drawing no.
					<b>A201</b>

## RATEABLE VALUE

The subjects have a Net and Rateable Value as follows; £32,300.

## EPC

C – documentation available upon request.

## TERMS

The subjects are available To Let on standard commercial terms for a period to be negotiated.

Rental information and incentives can be made available from the Sole Letting Agents.

## LEGAL COSTS + VAT

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

The property is not elected for VAT.

## VIEWING + OFFICE ADDRESS

Viewing is through the sole letting agents.



To arrange a viewing please contact:



**GARTH DAVISON**  
Director

garth.davison@g-s.co.uk  
07809 490 581



**KEITH SCOBBIE**  
Partner

keith.scobbie@g-s.co.uk  
07803 896 947

### 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: May 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.