

FOR SALE  
COMMERCIAL / CLASS 1A

 **GRAHAM  
SIBBALD**



**30 West High Street  
Crieff  
PH7 4DL**

- Prominent Town Centre Location
- Ground Floor + Basement Commercial Unit
- Extends to 69.05 sq.m. / 743 sq.ft.
- May Qualify for 100% Rates Relief
- May Suit a Variety of Uses — subject to consents

## LOCATION

The town of Crieff is located in northwest Perthshire lying approximately 17 miles west of the city of Perth. Crieff lies on the A85 road, the main road west from Perth linking into the west of Scotland.

Crieff has a resident population of approximately 7,500 people although this is boosted by the tourist trade during the peak tourist seasons. The population of 7,500 shows some 13% growth in the last 8 years.

The subjects are located within the town centre on the south side of West High Street close to the junction with Galvelmore Street and Comrie Street.



The approximate location is shown by the OS Plan.

## DESCRIPTION

The subjects comprise a ground and basement floor mid terraced commercial unit contained within a 3 storey plus basement traditional stone constructed tenement under a pitched and slate roof.

Internally, the subjects comprise an office over ground and basement floors. WC, kitchenette and storage facilities are provided within the basement. Access is gained directly from West High Street at ground floor level as well as from the rear at basement level.

The subjects may suit a variety of uses subjects to obtaining the necessary 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 Floor Areas:

Floor	Size (SQ.M)	Size (SQ.FT)
Ground	41.77	450
Basement	27.28	294
<b>Total</b>	<b>69.05</b>	<b>743</b>

## RATEABLE VALUE

The subjects are entered in the Valuation Roll with a Net and Rateable Value of £2,450.

The unified business rate for the year 2026/2027 is 48.1p exclusive of water and sewerage rates.

Occupiers may qualify for 100% rates relief however should satisfy themselves in this regard.



## LEGAL COSTS + VAT

For the avoidance of doubt, all figures are quoted exclusive of VAT unless otherwise stated.

## EPC

Available on request.

## PRICE

The subjects are available For Sale with offers over £45,000 invited for the heritable interest.

Further information is available from the Sole Selling Agents.

## VIEWING

Viewing is through the Sole Selling Agents, Messrs. Graham + Sibbald.

To arrange a viewing please contact:



### GARTH DAVISON

Director

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### KEITH SCOBBIE

Consultant

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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: June 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.