

TO LET
UPPER FLOOR OFFICES



15 High Street
Crieff
PH7 3HU

- Upper floor offices
- Popular Perthshire town
- May qualify for 100% rates relief
- NIA: 159 sq.m (1,711 sq.ft)

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.

More precisely, the subjects sit on High Street within a busy mixed commercial area. Surrounding traders are a mixture of national and local covenants.

On street car parking is available close by.

The approximate location is shown by the OS Plan.

DESCRIPTION

The subjects comprise the upper floors of a traditionally constructed building. The accommodation is entered at ground floor level from High Street, with the offices being laid out over first and attic floor levels. Accommodation is a cellular in nature.

In addition to the main office accommodation there is useful basement storage.

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 Floor Areas:

Description	Size (SQ.M)	Size (SQ.FT)
Basement	56	603
First	103	1,108
Attic	62	667

RATEABLE VALUE

The subjects have a Net and Rateable Value of £10,000.

The unified business rate for the year 2026/27 is 48.1p exclusive of water and sewerage rates.

The property qualifies for 100% Rates Relief.

LEGAL COSTS + VAT

For the avoidance of doubt, all figures are quoted exclusive of VAT unless otherwise stated. However, interested parties are advised to satisfy themselves in this regard.

EPC

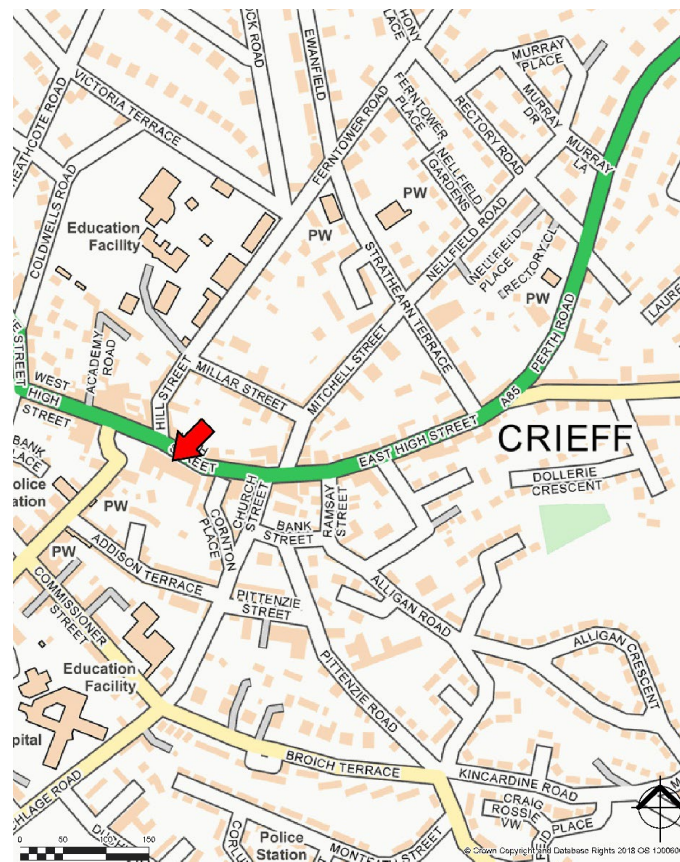
Available on request.

RENT

The subjects are available on a To Let on commercial terms at an annual rent of £15,000 per annum.

VIEWING

Viewing is through the Sole Letting Agents.



To arrange a viewing please contact:



GARTH DAVISON
Director

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Partner

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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: August 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.