



TO LET

38 Bridge Street, Dollar FK14 7DE

Attractive retail premises

Town centre location with busy main road frontage

Class 2 consent available

Offers of £9,500 per annum, exclusive sought

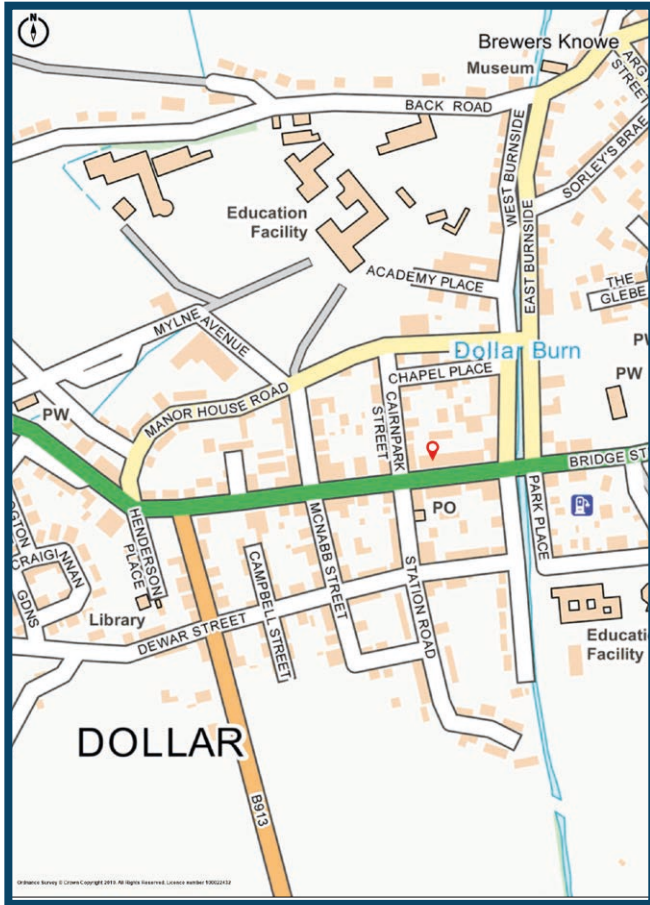
LOCATION:

The subjects occupy an excellent position within the heart of Dollar's principal commercial centre, lying on the northern side of Bridge Street (A91), in close proximity to its junction with Station Road.

Bridge Street itself represents Dollar's main commercial/retail thoroughfare with nearby occupiers including The Bridal Studio, Café De Fleurs and Blues Hair Design.

The town of Dollar is situated on the A91 road route, between Tillcultray to the west and Kinross to the east, approximately 10 miles to the north-east of Stirling, the main administrative centre for the area.

The town is of a predominantly residential character with a mix of Local Authority and private housing stock and offers typical retail, educational and social facilities. Dollar is home to the private, Dollar Academy school, which provides an important source of income for a number of local businesses.

**DESCRIPTION:**

The subjects comprise retail/Class 2 premises which are arranged over the ground floor of a mid-terrace, two storey building which is assumed to be of rendered stone construction contained under a pitched and slated roof. The original building has been extended to the rear on several occasions.

The retail frontage to Bridge Street comprises a timber/glazed entrance door, together with 2 timber casement, single glazed display windows.

Internally, the subjects are arranged to provide a front shop/office, back shop, staff/kitchen, WC and rear store.

ACCOMMODATION:

We would summarise the accommodation as undernoted:-

Net Internal Area: 61.42 sq m (661 sq ft)

RATEABLE VALUE:

Having regard to the Scottish Assessors website, we note that the subjects are entered in the current Valuation Roll at Rateable Value £5,700.

Under the Small Business Bonus Relief Scheme, eligible parties will benefit from 100% Rates relief.

LEASE TERMS:

The subjects are offered on normal full repairing and insuring terms for a period to be negotiated, incorporating rent reviews at appropriate intervals.

RENTAL:

Offers of £9,500 per annum, exclusive are sought.

ENERGY PERFORMANCE:

The subjects are rated as Band G. A copy of the Energy Performance Certificate (EPC) can be made available to interested parties.

VIEWING:

Strictly by appointment through the sole letting agents.

VAT:

All prices quoted are exclusive of VAT which maybe chargeable.

LEGAL EXPENSES:

Each party will be responsible for paying their own legal cost. The incoming tenant will be responsible for the payment of any LBTT, registration dues and VAT.

OFFERS/**FURTHER INFORMATION:**

All offers should be submitted in Scottish Legal Form to this office:-

DM Hall LLP
Unit 6A The Courtyard
Callendar Business Park
Falkirk
FK1 1XR

Tel: 01324 628321

EMAIL: michael.mcintyre@dmhall.co.uk
rachel.mccall@dmhall.co.uk

You are advised to notify your interest to this office in order to enable us to advise you in the event of a closing date being set.

DATE OF ENTRY:

By agreement.

REFERENCE:

ESA1981

DATE OF PUBLICATION:

October 2019

IMPORTANT NOTE

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