

To Let

55 Main Street, Callander, FK17 8DY

For further information
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Location

Callander, known as the 'Gateway to the Highlands' is a busy tourist town and the largest situated within the Trossachs National Park. The town, situated on the A84, lies approximately 16 miles north-west of Stirling, 45 miles from Glasgow and just over 50 miles from Edinburgh. The property is located in a prominent position on the Main Street near Ancaster Square.

Description

The subject property comprises the ground floor of a traditional three storey stone built building with office accommodation above which sits under a pitched, slate tiled roof.

The ground floor area includes a single storey flat roof extension to the rear with rendered finish externally. External windows are timber framed single glazed.

Access is at pavement level via a single storey main entrance with slate tiled roof. Internally, the ground floor is cellular in nature with 2 offices to the front, an open plan area and a strong room in the middle.

Behind this lies a male and female WC, a staff room, an office and a stationary room. The specification includes a mixture of plastered ceiling with fluorescent strip lighting and suspended ceiling with

recessed lighting. The solid concrete floor is covered with a mixture of vinyl and carpet tiles. Heating is provided by a series of wall mounted electric storage heaters.

Accommodation

The Net Internal Area of the unit has been measured in accordance with the RICS Code of Measuring Practice (6th Edition), as follows:

Ground floor	129.08 sq m	1,390 sq ft
Total	129.08 sq m	1,390 sq ft

Planning

The property has been operating as a bank, therefore we understand has Class 2 Planning Use. Interested parties should make their own enquiries to the relevant planning authority.

Tenure

The premises are available on an assignment or sub-lease of the existing lease expiring 11th December 2027.

Rent

£11,895 per annum.

Rates

We understand that the property is assessed as follows:

Rateable Value: £18,900

UBR (2018/189): 48p

Rates Payable: c. £9,072

Legal Costs

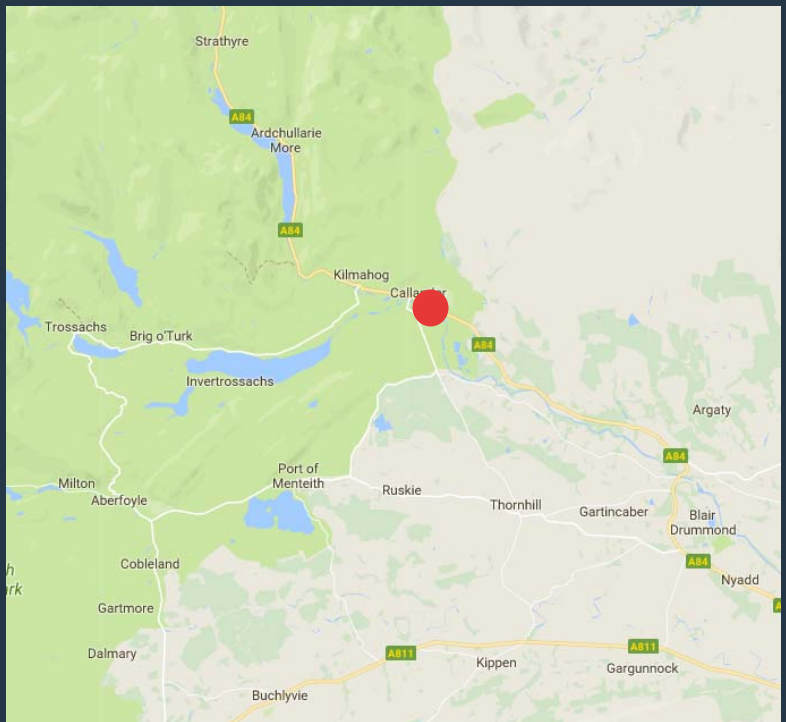
Each party is to be responsible for their own legal costs incurred in the transaction.

EPC

The property has an energy performance certificate rating of 'G.'

VAT

We understand the property is not elected for VAT therefore no VAT will be applicable.



GVA

Quayside House, 127 Fountainbridge, Edinburgh EH3 9QG

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