



Suite 1, Unit 1 - Tomperran, Comrie, PH6 2LS

To Let

OFFICE / STUDIO
17 sqm (187 sqft)

Only £210 per month

- Rarely Available Opportunity
- Front Facing Office Suite Within Mixed Use Building
- Plentiful Car Parking and Easy Access
- Situated in Comrie, Perthshire

Location

The property is situated on the eastern edge of the village of Comrie in Perthshire approximately 7 miles to the west of Crieff with direct frontage onto the A85.

Description

The property comprises a self-contained office suite / studio within a single-storey, detached, mixed-use building. The suite is situated to the front of the building with window frontage directly to the car park. Access is from a communal entrance hallway which also leads to the shared kitchen facility and W.C.s.

Customer car parking (unallocated) is available outside the building.

Accommodation

We have measured the property and calculated the net internal floor area to be 17 sqm (187 sqft)

Lease Terms

The property is available on attractive terms based on a quoting rental of just £210 per month and for a duration to be agreed.

VAT

VAT will be charged on the rent.

Business Rates

The property has a Rateable Value of £1,900 therefore it is likely to benefit from 100% Relief under the Small Business Bonus Scheme.

Energy Performance Certificate

Available upon request

Legal Costs

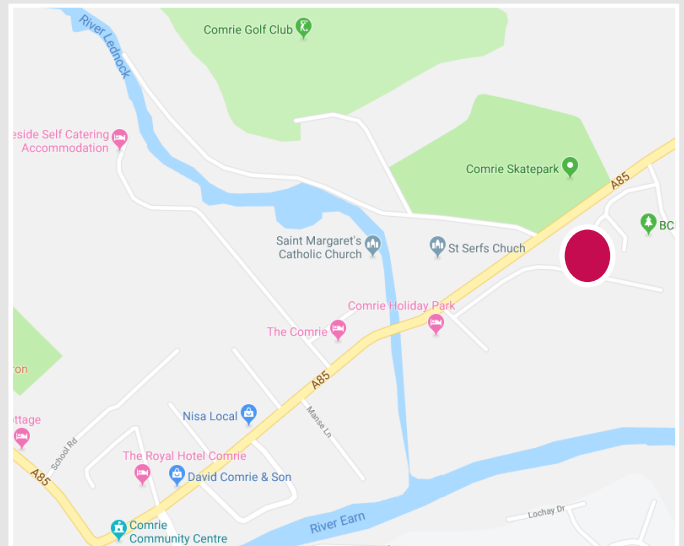
Each party will be responsible for their own legal costs.

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Important Notice

These particulars do not form part of any offer or contract and should not be relied upon as statements or representatives of fact. Smart & Co has no authority to make or give in writing or verbally any representation or warranties in relation to the property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. Smart & Co have not carried out a survey, nor tested the services, appliances or facilities. Purchasers or tenants must satisfy themselves by inspection or otherwise. In the interest of Health & Safety, please ensure that you take due care when inspecting the property.