



FOR RENT

Retail Premises

Front Shop Area

Middle Shop Area
With Kitchen

Cloakroom

WC & WHB

Flexible Use

**IRVING
GEDDES**
w.s. | solicitors | estate agents

16 KING STREET, CRIEFF, PH7 3HA

£525 PER MONTH

Directions: From the centre of Crieff (James Square) proceed down the hill into King Street, the premises will be found on the left hand side just past the turning into the public car park.

The subject for rent comprise a double fronted shop unit with a central entrance & located close to the centre of the town in an excellent trading position, with good passing trade and nearby car parking. Amounting to 630 square feet, Crieff, with a resident population of about 8,000 lies some 17 miles to the west of Perth in an area of high amenity and recreational value, and with a wide range of facilities on the doorstep.

ACCOMMODATION: MAIN SHOP

7.57m x 4.30m (24'10" x 14'1") with counter and display areas, bright front facing windows, telephone point, spotlights.

MIDDLE SHOP

5.67m x 3.66m (18'7" x 12'0") with stainless steel single drainer sink unit with hot and cold taps, cupboards under and worktops to sides. There are two windows both with external bars and a door at the rear which leads to the storage area.

STORAGE AREA

2.69m x 2.13m (8'10" x 7'0")

Electric light, storage heater. Door leading into the toilet compartment with WC & WHB & instant water heater. A further door off the rear leads to the outside and access to the street.

SERVICES

Mains water, electricity, telephone and drainage.

Rates*

We understand that the rateable value of this property is £3,800. Tenants may qualify for 100% rates relief and should satisfy themselves in this regard.

Viewing

Strictly by appointment on: **01764 653771**

