

## Office/Retail Store

19 West High Street  
Crieff, PH7 4AU

O.I.R.O £42,000



High Street Premises

Two Floors

Main Shop Area

Rear Storage Area

Cloakroom

Flexible Use

Prime Location

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



### Description

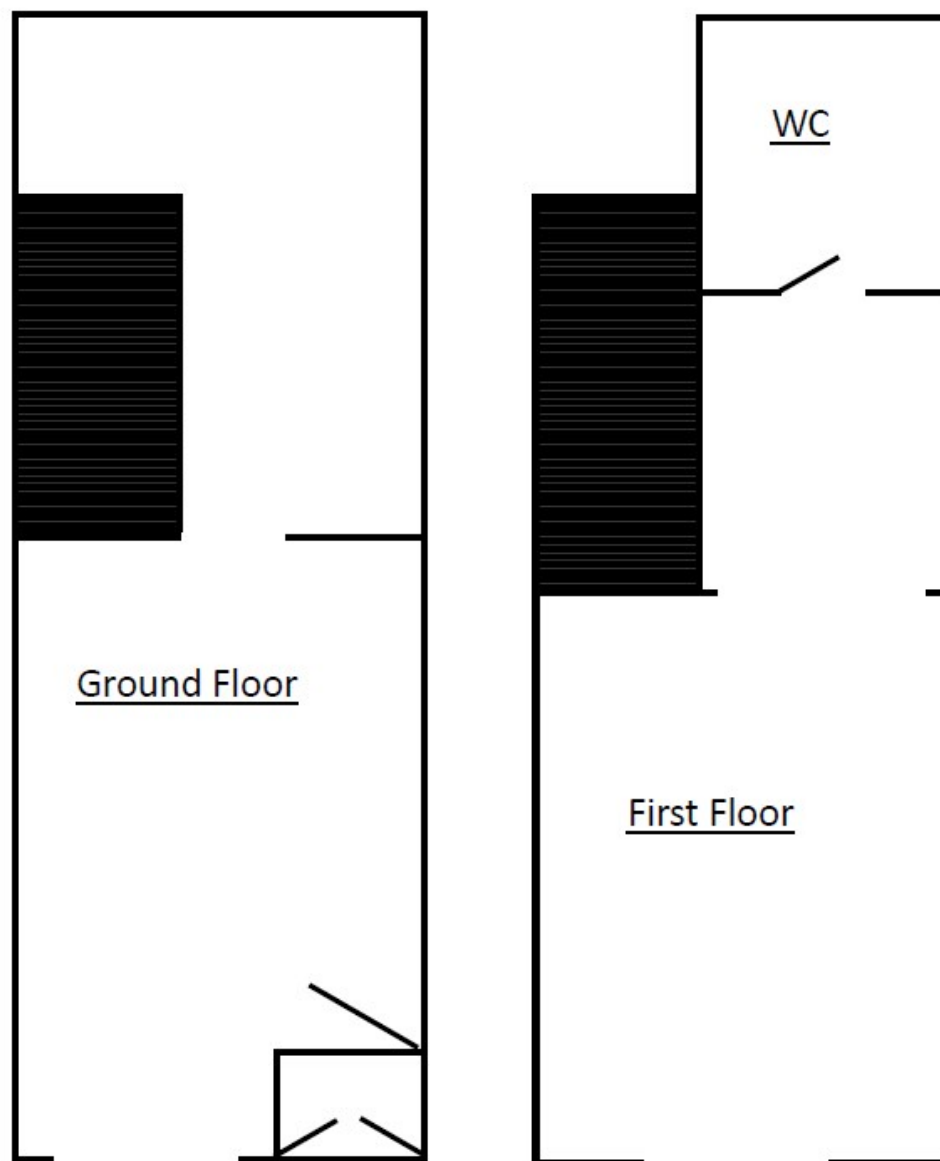
A well proportioned retail shop located on the main street through Crieff. Situated on the main road through Strathearn's principal town, on the primary route west, the property enjoys an excellent location. Comprising a main shop area (12' x 7'8") to the front with storage units on one wall. There a storage area (9'10" x 7'4") to the rear with stairs to the upper floor. The first floor comprises another room measuring (15'6" x 8'4" narrowing to 4'8") and with a cloakroom to the rear. The property would benefit from a degree of upgrading, it is a manageable sized unit enjoying a great location.

### Rates

The rateable value of this property is £2475 per annum. 100% rates relief may apply but interested parties should satisfy themselves as to their eligibility.

[www.irvinggeddes.co.uk](http://www.irvinggeddes.co.uk)



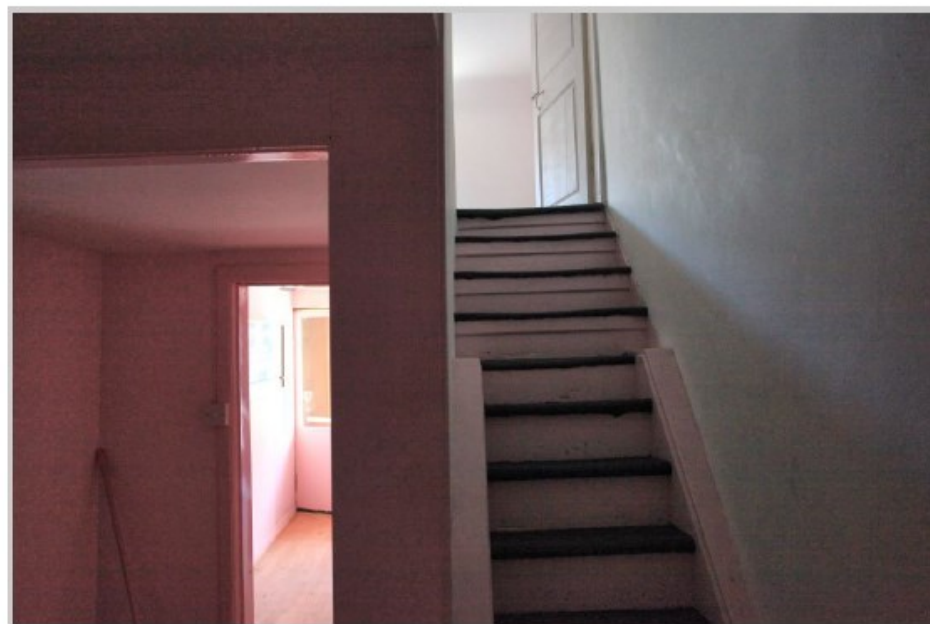


**Directions** From the centre of Crieff, James Square, proceed down West High Street and the property is located a short distance on the right hand side shortly before the right hand turn into Comrie Road.

**Viewing Arrangements** Strictly by appointment through Irving Geddes W.S. on 01764 53771/670325.

**Energy Performance**  
Rated 'G'.

**Services** Mains water, electricity & drainage.



**Thinking of selling?**  
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**Crieff**  
25 West High Street, PH7 4AU  
Tel: 01764 653771

**Comrie**  
1 Drummond Street, PH6 2DW  
Tel: 01764 670325

**Aberfeldy**  
6 The Square, PH15 2DD  
Tel: 01887 822722