

**Office/Retail Store**

**23 West High Street  
Crieff, PH7 4AU**

**Guide Price £30,000**



**High Street Premises**

**Main Shop Area**

**Rear Storage Area**

**Cloakroom**

**Flexible Use**

**Prime Location**



### 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 (c24m<sup>2</sup>) to the front with storage units on one wall. There is a WC to the rear with a storage area (c.11m<sup>2</sup>) with sink and additional storage racks. Whilst the property would benefit from a degree of upgrading, it is a manageable sized unit enjoying a great location. Early viewing recommended.

Main Office Area 22'0" x 11'7"

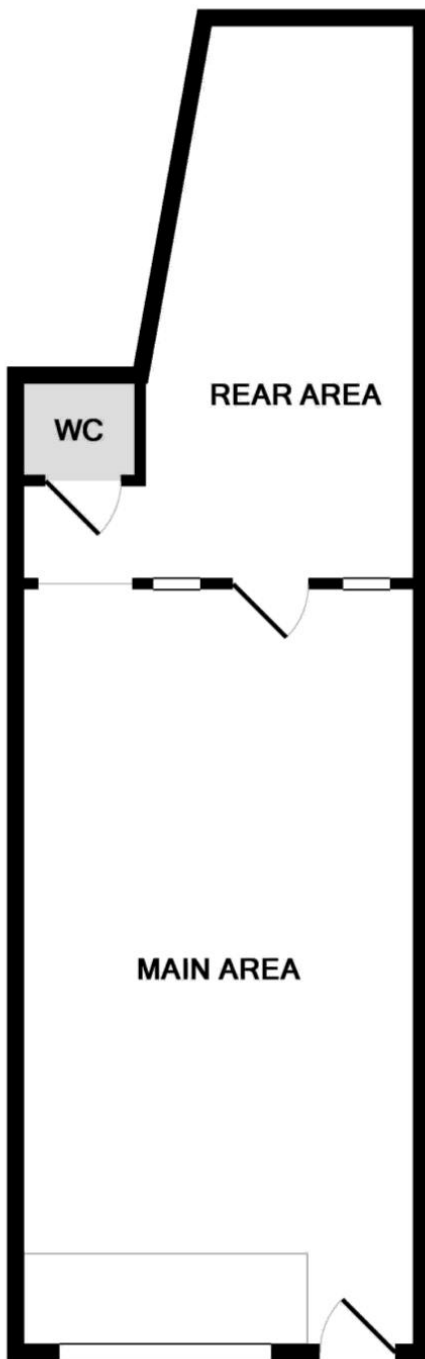
Rear Storage Area 16'2" x 11'7" narrowing to 5'6"

### Rates

The rateable value of this property is £4550 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 Rd.

#### Viewing Arrangements

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

#### Energy Performance

Rated 'tbc'.

#### Services

Mains water, electricity and drainage.



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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