Culverwell
PROPERTY CONSULTANTS

PRIVATE & CONFIDENTIAL - STAFF UNAWARE

LEASE FOR SALE

RETAIL PREMISES

38 MAIN STREET, CALLANDER FK17 8BD

LOCATION

Callander is a historic and popular Stirlingshire tourist town known as the eastern gateway to the Trossachs, an area of lower mountains and lochs. The town is situated 16 miles north east of Stirling, accessed via the A84 and has a resident population in the region of 3,200 people. Main Street forms the main thoroughfare through the town, comprising a mixture of retail, office, restaurant and residential property and is anchored by a Tesco supermarket at its far western end.

The premises are located in a corner position towards the west end of Main Street, on the south side, bounded by the A81 to the west and Ancaster Square to the east. Nearby occupiers include HBOS, RBS, Historic Connections, Natures Company, Desireables, Brambles, Tartan Treasures and Wallace Newt.

DESCRIPTION

The premises comprise a prominent corner retail unit arranged over the ground and basement floors of a three storey stone-built building under a pitched and slated roof. There is a return frontage onto the A81 which allows additional display from ground and basement levels.

ACCOMMODATION

The main dimensions and net internal areas are as follows:

Gross Frontage	8 ft 6 ins	2.59 m
Return	48 ft 6 ins	14.78 m
Splay	7 ft 0 ins	2.13 m
Ground Floor	762 sqft	70.79 sqm
Basement	756 sqft	70.23 sqm

RATING

We are verbally advised by the local Assessors department that the subjects are entered in the Valuation Roll as follows:

Rateable Value	£14,700
Commercial Rate Poundage (exclusive of water and sewerage rates)	£0.426

RENT

£15,125 per annum exclusive, payable quarterly in advance.

LEASE TERMS

The premises are held on a full repairing and insuring lease expiring 27 December 2015. Rent reviews are 5 yearly, upward only with the next review due 28 December 2010.

ENTRY

By agreement.

TERMS

Offers are invited for our client's leasehold interest.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction with the ingoing tenant being responsible for stamp duty land tax, registration dues and VAT incurred thereon.

VIEWING AND FURTHER INFORMATION

Strictly by appointment through the sole letting agents:

Contact: James Godfrey / Callum Mortimer
Tel: 0131 226 6611
Email: james@culverwell.co.uk
callum@culverwell.co.uk

Misrepresentation Act 1967: See Important Note Overleaf

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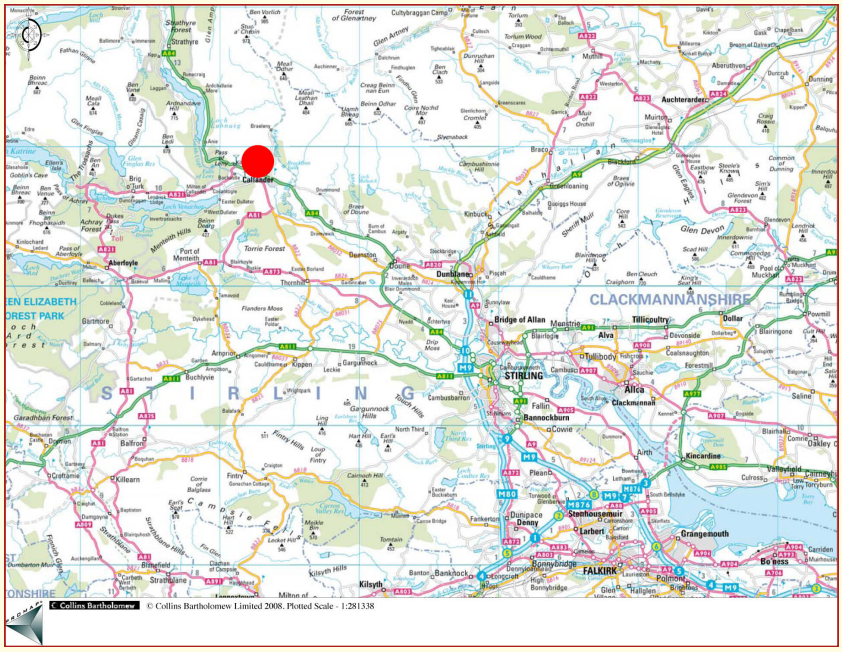

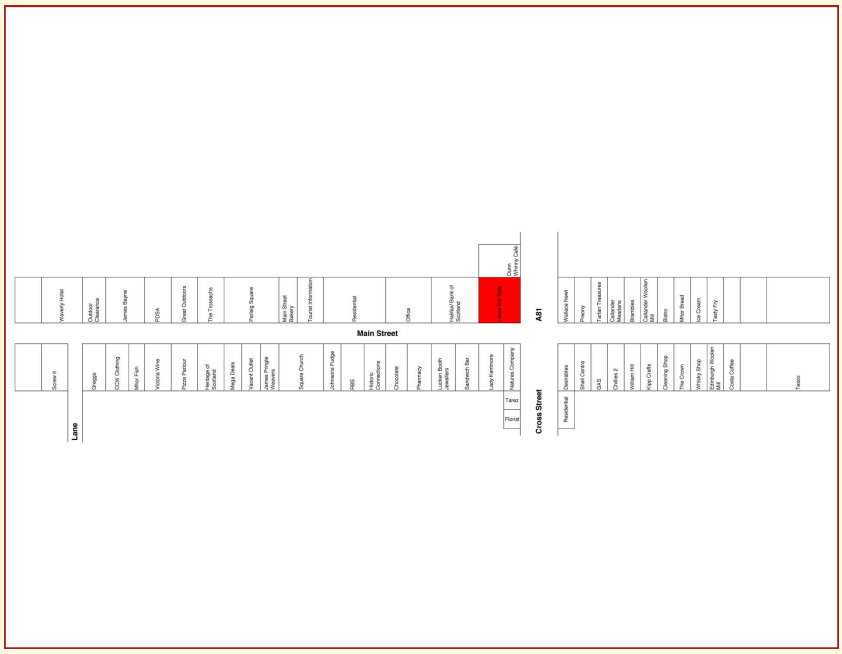

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February 2012

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