Culverwell
PROPERTY CONSULTANTS

LEASE FOR SALE

RETAIL PREMISES

45 ATHOLL ROAD, PITLOCHRY, PH16 5BX

LOCATION

The town of Pitlochry lies approximately 25 miles north of Perth and adjacent to the A9 Perth to Inverness trunk road. Pitlochry has an immediate population of over 2,500 and is an established and popular residential town which enjoys a very prosperous tourist trade throughout the year.

Atholl Road forms the principle retail focus in the town centre and the subjects are situated on the south side of the road at the east end of the street. Nearby occupiers include Victoria's Restaurant, Scottish Hydro Electric, Council Offices / Library, The Wilderness Outdoor Store and Thresher Wine Shop.

DESCRIPTION

The premises comprise a multi windowed retail unit arranged over the ground and basement floors of a stone-built building under a pitched and slated roof with a flat felt roof at the front.

ACCOMMODATION

The main dimensions and net internal areas are as follows:

Gross frontage	38 ft 9 ins	11.81 m
Net frontage	31 ft 3 ins	9.53 m
Gross Return Frontage	21 ft 9 ins	6.63 m
Net Return Frontage	14 ft 8 ins	4.47 m
Ground Floor	1,517 sqft	140.93 sqm
Basement	491 sqft	45.61 sqm

RATING

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

Rateable Value	£21,200
Commercial Rate Poundage (exclusive of water and sewerage rates)	£0.458

RENT

£24,500 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 final review due 28 December 2010.

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.

ENTRY

By agreement.

VIEWING AND FURTHER INFORMATION

Strictly by appointment through the sole letting agents:

Contact: James Godfrey & Peter Hutton
Tel: 0131 226 6611
Email: james@culverwell.co.uk
peter@culverwell.co.uk

Misrepresentation Act 1967: See Important Note Overleaf

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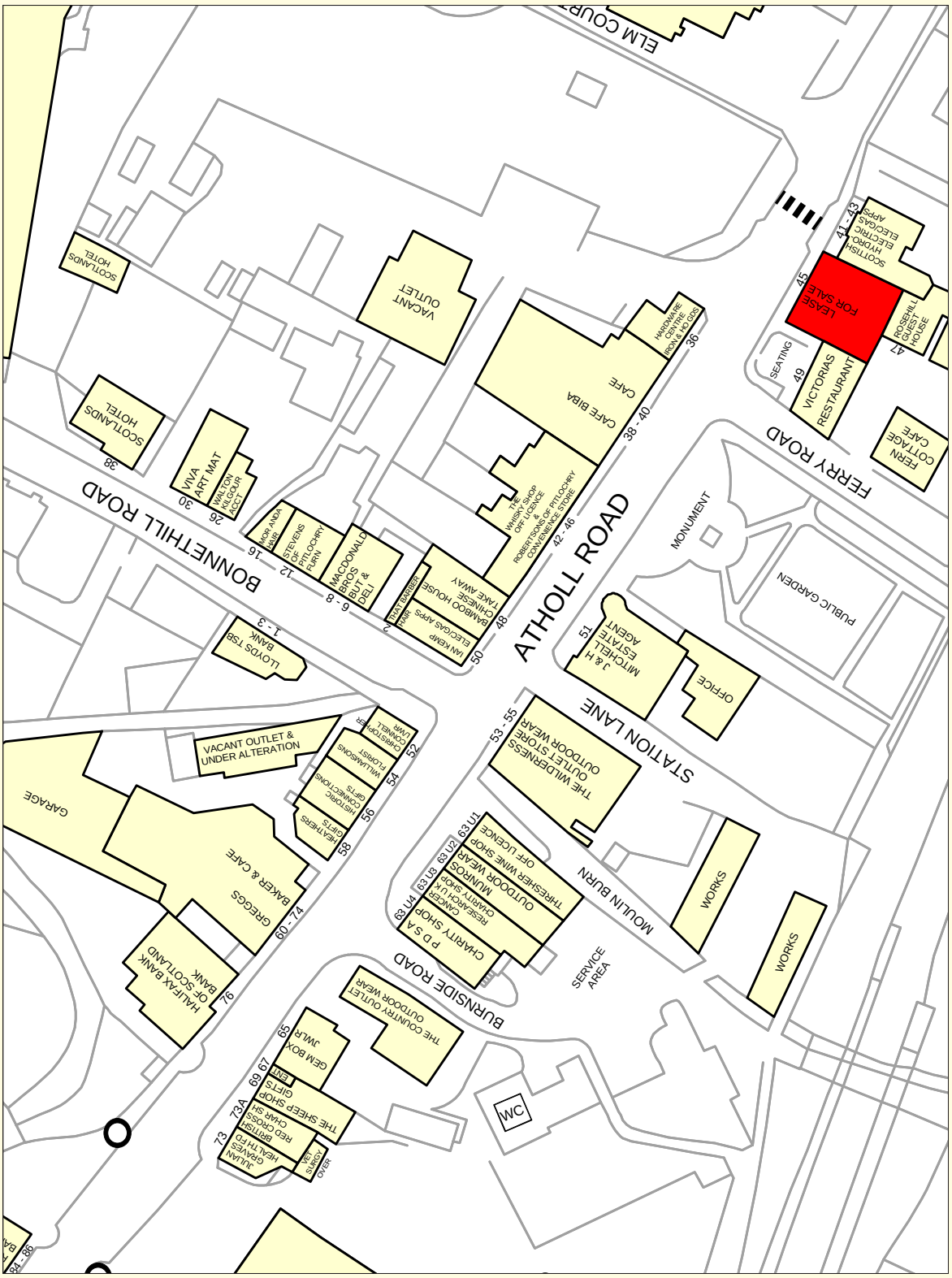

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July 2008

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