

TO LET: OFFICE/RETAIL PREMISES  
7-11 KING STREET, CRIEFF, PH7 3HA

£470 PCM





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Irving Geddes are pleased to offer for rent this double fronted office/retail premises. The property is located close to the centre of the town, in an excellent trading position with good passing trade and nearby unrestricted car parking. The premises occupy the ground floor of a traditional stone dwelling (45.06m<sup>2</sup>), with mixed use property, within easy walking distance of a post office, supermarket, doctors surgery and a large variety of independent shops.

Two main areas to the front. **Main shop (4.45m x 3.50m)** comprises; front facing display window, counter & display areas, front & rear facing windows, sink unit with mixer tap, separate wash hand basin with hot & cold water, telephone point and spotlights. **Second shop (4.47m x 3.48m)** with front facing display window, strip light & separate door to street.

**Middle shop (3.74m x 3.48m)** with rear facing window, spotlights and night storage heater. **Toilet (1.27m x 0.81m)** with window, shelving, quarry tiled floor, w.c. & w.h.b and hot water heater. Under stair storage area.

A well proportioned property, with ample lighting & power provision. Likely to have broad appeal.

Crieff is Strathearn's principal town and has a bustling centre, and a population of about 8,000. Located some 17miles to the west of Perth in an area of high amenity & recreational value.

Rates We understand that the rateable value of this property is £4,000. A business run from the premises may qualify for 100% rates relief & interested parties should satisfy themselves in this regard. EPC Rating 'G'

**Viewing** by appointment through Irving Geddes 01764 653771.





These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. All measurements shown are approximate only.