



Attractive Investment – been occupied for over 30 years
Let to Callander Screw It Limited
Lease expiring 31st March 2026
Rent: £20,800 pa / FRI lease
Price: Offers invited

Location

Callander is a town in the council area of Stirling. The town is a popular tourist stop to and from the Highlands and serves as the eastern gateway to the Loch Lomond and the Trossachs National Park, the first National Park in Scotland, and is often referred to as the 'Gateway to the Highlands'.

The premises are located on the northern side of Main Street at the junction with North Church Street.

Main Street forms the main retail street within the town and as such the subjects form the prime retail pitch.

Accommodation

The premises comprise the ground floor of a 2 storey building of brick construction surmounted by a pitched and slated roof.

Internally the premises benefit from a large open plan retail area with rear storage, tea prep area and WC..

The ground floor extends to the following approximate areas:

Ground Floor: 2,358 sq ft / 219.08 sqm

Tenancy

Let to Callander Screw It Ltd on a 10 year FRI lease commencing on 1st April 2016 until 31st March 2026. The passing rent is £20,800pa with a rent review on 1st April 2025 to OMOV.

Price

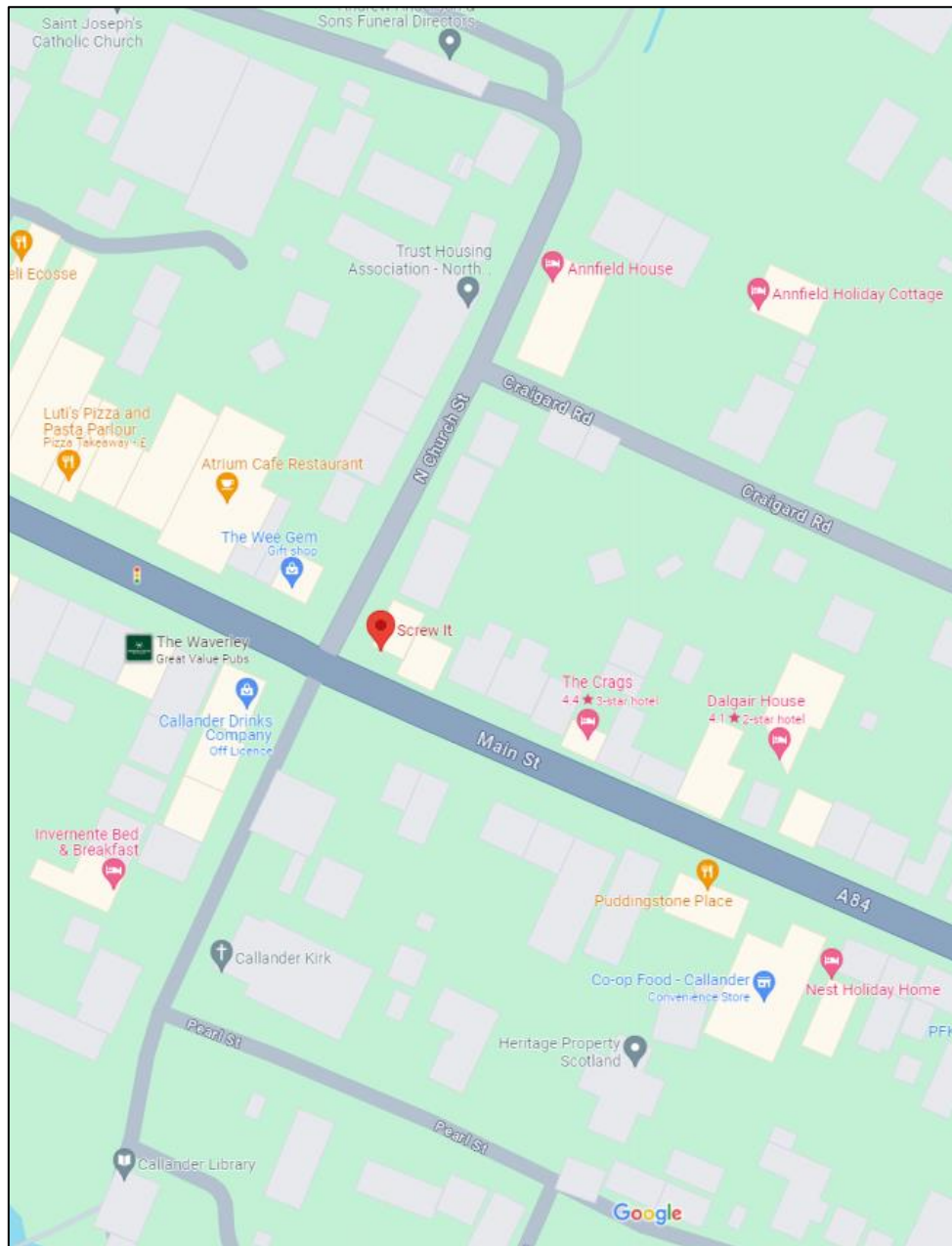
Offers invited.

EPC

On application

Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction. For the avoidance of doubt the ingoing tenant will be responsible for Land & Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.



Viewing strictly by appointment with BRITTON PROPERTY

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