

# DM HALL

# For Sale

**Retail**

**50 High Street,  
Dunblane,  
FK15 0AY**



**53.24 sq m  
573 sq ft**

# Property Details

- Attractive retail/salon premises
- Busy town centre position
- Let until 22 March 2030
- Passing rent £9,250 per annum
- Offers of £90,000 sought

## LOCATION:

The subjects occupy a prominent position on the eastern side of Dunblane High Street, to the south of its junction with The Cross, forming part of the town's principal commercial centre.

Dunblane itself comprises an established town within Stirlingshire lying astride the A820 road route, approximately 4 miles north of Stirling and some 2 miles north of Bridge of Allan. The town provides a variety of retail, leisure and educational facilities, having become a relatively affluent commuter town given its convenient road and rail links.

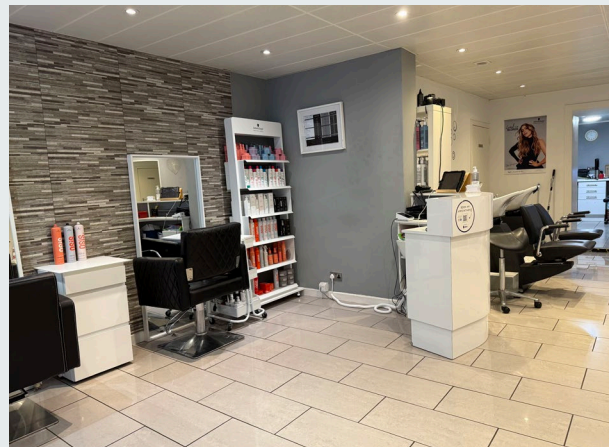
The property itself lies within the heart of the town centre with nearby occupiers including John Hill Butchers, Unique Gifts and Davidson Chemists.

## DESCRIPTION:

The subjects retail premises arranged over the ground floor of a two storey and attic stone built property contained under a pitched and slated roof which incorporates dormer projections.

The retail frontage to High Street comprises an aluminium/glazed entrance door together with 2 timber casement display windows.

Internally the subjects are currently arranged to provide a main salon area together with a rear staff section, toilet facility and store.



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## ACCOMMODATION:

We would summarise the accommodation as undernoted:

Ground floor — 53.24 sq m 573 sq ft

## ENERGY PERFORMANCE:

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request.

## LEASE TERMS:

The subjects are presently let to Dunblane H C Ltd, the original lease granted on the 23rd of March 2015 and having recently been extended to the 22nd March 2030. The lease is framed on full repairing and insuring terms with the exception that the tenant is not liable to make good any damage caused to the rear of the property by damp or water ingress.

Th passing rental is £9,250 per annum exclusive.

## PROPOSAL :

Offers of £90,000 are invited for the benefit of our clients absolute ownership reflecting a gross initial yield of 10.3%.

## NON DOMESTIC RATES:

According to the Scottish Assessors' Association website, the subjects are noted to have a Rateable Value of £8,900 per annum.

It should be noted under the terms of the Small Business Bonus Scheme, the property maybe eligible for 100% rates relief.

## LEGAL COSTS:

Each party will be responsible for paying their own legal costs incurred in this transaction.

## VAT:

All prices quoted are exclusive of VAT which may be chargeable.

## ANTI MONEY LAUNDERING:

Under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, DM Hall are legally required to complete due diligence on purchasers and vendors. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) shall be required to provide, as a minimum, proof of identity and residence and proof of funds for the purchase before the transaction can proceed.

## VIEWING ARRANGEMENTS:

Strictly by contacting the sole selling agents:-



## Make an enquiry

Michael McIntyre

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