



FOR SALE/TO LET

CITY HALL, ATHOLL STREET,
DUNKELD, PH8 0AR

- RETAIL PROPERTY IN PROMINENT HIGH STREET LOCATION
- ATTRACTIVE TRADITIONAL PROPERTY
- LOCATED IN THE POPULAR VILLAGE OF DUNKELD
- SCOPE FOR ALTERNATIVE USE SUBJECT TO THE NECESSARY CONSENTS

LOCATION

City Hall is located at the northern end of Atholl Street in the popular village of Dunkeld. Atholl Street is the principal retail street in Dunkeld and is a popular tourist destination year round. The street is made up of commercial and residential properties with a number of independent retailers including; Hatton House Art & Design, The Scottish Deli, Dunkeld Butchers, Dunkeld Fine Foods, Aran Bakery, Palmerston's Café, Co-op and Kettles of Dunkeld.

DESCRIPTION

The property comprises the ground floor of the former city hall. The main retailing area is on the ground floor, with storage to the rear and two mezzanine floors, providing additional storage and office accommodation. The property has been finished to a high standard with a quality shop fit out which can be included in the sale or letting.

The shop has the following accommodation:

Retail Area:	1,170 sq.ft (108.69 sq.m)
Ground Floor Storage:	311 sq.ft (28.93 sq.m)
Mezzanine Storage:	206 sq.ft (19.14 sq.m)
Mezzanine office:	204 sq.ft (19.04 sq.m)
Total:	1,892 sq.ft (175.80 sq.m)

PLANNING

The property is located within the Perth and Kinross Council Local Development Plan area and is within the Dunkeld settlement boundary. Atholl Street is located in the Dunkeld conservation area.

The property is currently used as a shop and run as a successful business since 1976, however, there may be scope for alternative use, subject to obtaining the necessary consents.

The current proprietor has a licence to sell whisky from the premises and any ingoing occupier would have to make their own application for a liquor licence.

Any further planning enquiries can be directed to Perth and Kinross Council: 01738 475 000.

METHOD OF SALE

Our clients are seeking offers in excess of £225,000 for their freehold interest in the subjects.

Interested parties will be notified of a closing date and requested to submit a heads of terms offer. Galbraith will issue the required form of offer to interested parties on notification of the closing date. The form of offer will include the minimum information required and timescales.

We recommend that interested parties note their interest in the site in order to be kept informed of any closing date and to receive any additional pertinent information.

It is expected that interviews will be held with selected bidders. Once a preferred bidder has been selected it is expected that an offer to sell will be issued by our client's solicitor.

RENT

Alternatively, the property is available for rent where we are seeking an annual rent of £20,000 exclusive of VAT.

SERVICES

Mains Water
Mains Drainage
Mains Electricity

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of C.

RATEABLE VALUE

The property has a rateable value of £15,600. Under the Small Business Bonus Scheme, the property may qualify for up to 25% rates relief.

The rate poundage for 2023/2024 is 49.8p.

LEGAL COSTS

Each party will be responsible for bearing their own legal costs. The purchaser/s will be responsible for LBTT, registration dues and VAT incurred in connection with the transaction.

VIEWING AND FURTHER INFORMATION

Viewings are by appointment only. Any enquiries or requests for further information should be directed to the sole selling agents as undernoted.

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These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property.