

**PRICE REDUCTION**

**FOR SALE**

**CONVERSION  
OPPORTUNITY**

ENTIRE BUILDING WITH RETAIL  
(CLASS 3 PLANNING CONSENT) ON  
GROUND FLOOR AND  
STORES/FORMER RESIDENTIAL ON  
UPPERS

GROSS AREA EXTENDS TO 412.20  
SQ. M. (4,437 SQ. FT.)

‘C’ LISTED PROPERTY

**OFFERS IN REGION  
OF £120,000**



VIDEO TOUR



WHAT 3 WORDS



**29/31 JAMES SQUARE, CRIEFF, PH7 3EY**

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# Location

29/31 JAMES SQUARE, CRIEFF, PH7 3EY



## LOCATION

Crieff is located approximately 18 miles west of Perth and 22 miles north of Stirling within the Perth & Kinross local authority area. The resident population is in the region of 6,500 persons.

Crieff provides a range of local services including medical, banking and shopping facilities together with both primary and secondary schools.

In addition to serving its residents in the adjoining catchment, Crieff is a popular destination with tourist and visitor traffic.

The subjects are located on James Square at its junction with King Street within the centre of Crieff. This is a prominent corner location with surrounding occupiers being of a local nature and national occupiers such as Boots, Semi Chem and Subway being located a short distance away on East High Street.



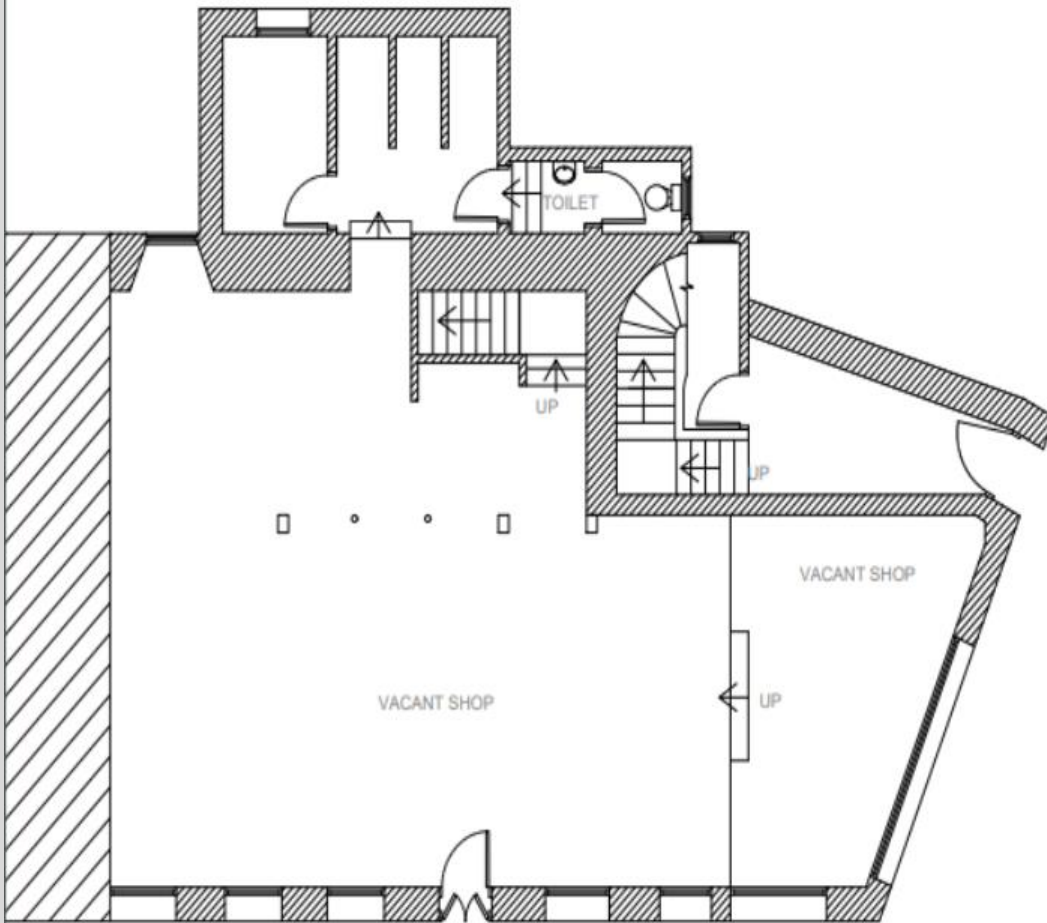
FIND ON GOOGLE MAPS



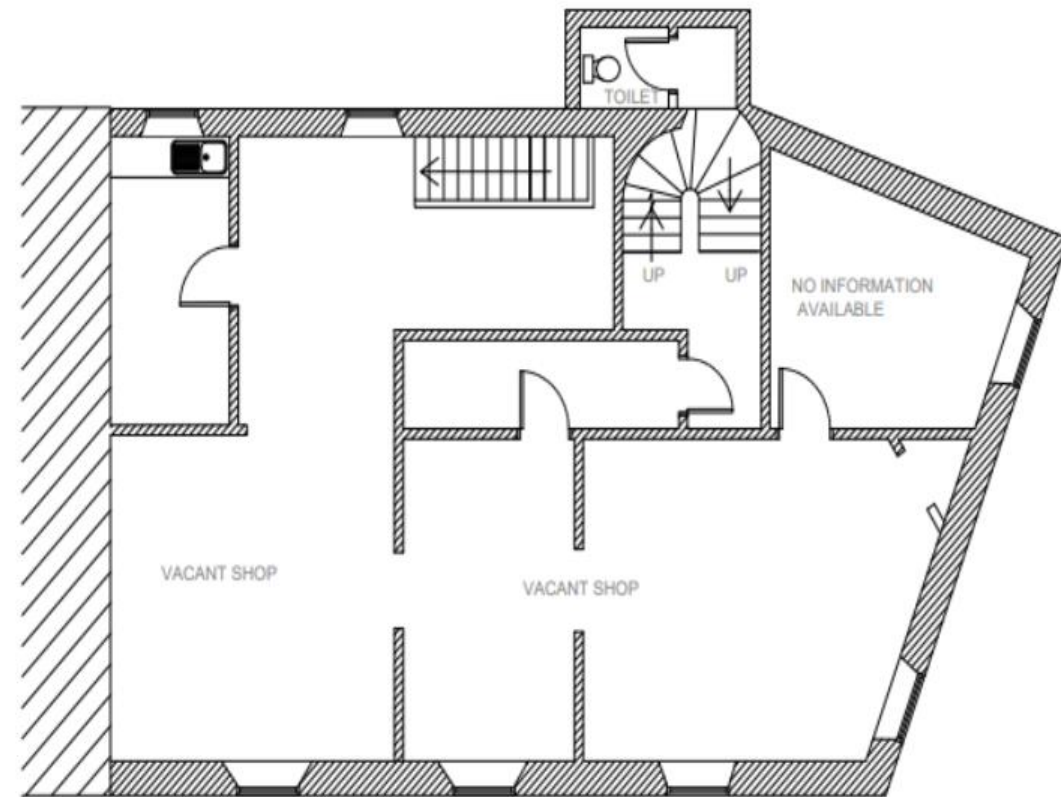


# Floor Plans

29/31 JAMES SQUARE, CRIEFF, PH7 3EY



GROUND FLOOR



FIRST FLOOR



# Description

29/31 JAMES SQUARE, CRIEFF, PH7 3EY



## DESCRIPTION

The property comprises an entire building laid out over ground, first, second and attic floors. The principal access is from James Square with the ground and first floors being given over to retail space with an interconnecting stair.

An additional door from the King Street frontage provides an independent access to all the upper levels meaning, subject to obtaining the necessary consents, the upper parts could potentially be put to residential use.

## ACCOMMODATION

	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor	120.68	1,299
First Floor	103.03	1,109
Second Floor	99.50	1,071
Attic	89.00	958
<b>TOTAL</b>	<b>412.20</b>	<b>4,437</b>

The above floor areas have been calculated on a Net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).



## TERMS

Our client is seeking offers in the region of £120,000 for their heritable interest.

## RATEABLE VALUE

£13,000

## EPC

Rating – 'E'.

## PLANNING

The premises are Category C Listed. Now lapsed, a Change of Use Planning Consent was won in 2018 permitting a Class 3 Coffee Shop. Full details of the Application and Permission can be found on the Perth & Kinross Council Planning Portal under reference: 18/01679/FUL.



## VAT

All prices are quote exclusive of VAT

## LEGAL COSTS

Each party to bear their own legal costs in connection with this transaction.

## MONEY LAUNDERING

The money laundering, terrorist financing and transfer of funds (information on the payer) regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also and any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.



J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. PUBLICATION DATE INSERT DATE

## Get in Touch

For further information or viewing arrangements please contact the sole agents:



**Jonathan Reid**

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## ANTI MONEY LAUNDERING REGULATIONS

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