

TO LET/ FOR SALE

RETAIL PREMISES

Prominent town centre retail premises in popular tourist location.

653 sq.m (7,000 sq.ft)

Asking Rent – Offers Over
£34,000 per annum

Sale Price – Offers Invited.



VIDEO TOUR



WHAT 3 WORDS

9 THE SQUARE, ABERFELDY, PH15 2DD

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Location

9 THE SQUARE, ABERFELDY, PH15 2DD



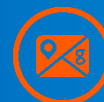
Aberfeldy is a small town in rural west Perthshire located on the A926 with a population estimated to be in the region of two thousand although the town does serve a much larger rural hinterland. Aberfeldy is a very popular tourist destination in the summer months with a large number of hotels and holiday parks and cottages in the area; the town also benefits from a high level of traffic travelling westwards to Loch Tay and the surrounding area.

The premises are situated off the east side of The Square at its junction with Dunkeld Street and occupy a prominent site in the centre of the town. The Square/ Dunkeld Street form part of the main route through the town and carry a considerable volume of both vehicular and pedestrian traffic.

The premises have an extensive frontage to The Square with a restricted return frontage to Dunkeld Street with a range of retail style display windows. Surrounding properties are generally similar in nature with shops and offices at street level and flats and offices on upper floors.

The town lies some 30 miles north-west from the city of Perth and approximately 15 miles west of the A9 trunk road; Aberfeldy is within convenient travelling/commuting distance to Perth, the main centre for the area.

Description

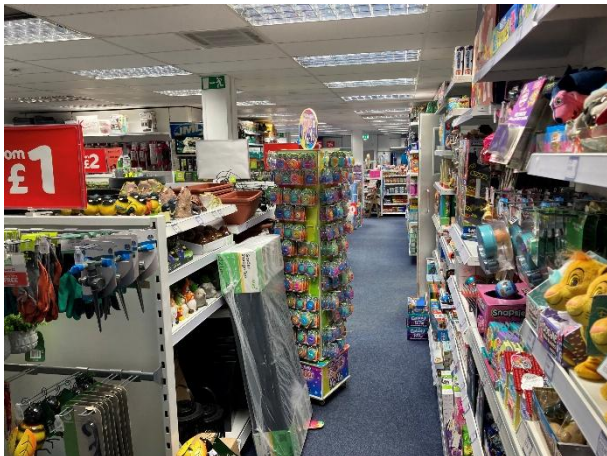


FIND ON GOOGLE MAPS



Description

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The subjects comprise retail premises contained predominantly on the ground floor of a three storey corner building of traditional stone and slate construction. We estimate that the property was constructed in the late 1800s. The upper floors of the building appear to be in separate ownership and occupied as private flats.

Customer access to the property is from The Square although there are other service access points to the side and rear.

Internally, the premises have been converted, altered and extended over the years to provide extensive retail space and form one of the largest shops in the town. The retail floor space is however interrupted by stairwells serving the upper floors.

Flooring throughout is in a mix of suspended timber and solid concrete with various overlays, while walls are predominantly in plaster/plasterboard with ceilings within the main retail areas featuring suspended tiles; the general finish to the storage areas is more basic.

In addition to the main retail space at ground floor level staff toilets are located on a small mezzanine level with access via an internal stairwell; this also serves a small storage area and office on the lower ground floor.

Accommodation

	m ²	ft ²
Ground Floor – Entrance, Main Retail Shop, Linked Retail Area, Secondary Retail Area, Side Store/Kitchen and Rear Stores		
Lower Ground Floor – Store and Office		
Mezzanine Floor – Toilets		
TOTAL	653	7,000

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



Price

Our client is inviting offers for their heritable interest.

Alternatively offers over £34,000 per annum will be considered for lease for a negotiable period of time.

Rateable Value

£32,000

Energy Performance Certificate

Rating – 'G'.

VAT

All figures are quoted exclusive of VAT.

Legal Costs

Each party will to bear their own legal costs in connection with the sale/letting of the property.

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 MAY 2025

Get in Touch

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



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ANTI MONEY LAUNDERING REGULATIONS

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 on 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.

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