

TO LET

FORMER BANK BUILDING

SUITABLE FOR A VARIETY OF USES

POPULAR TOURIST LOCATION

LOCATED WITHIN MAIN SQUARE

NIA – 1,112 SQFT (103.37 SQM)

RENT - £12,000 PER ANNUM



VIDEO TOUR



WHAT 3 WORDS

8, THE SQUARE, ABERFELDY PH15 2DD

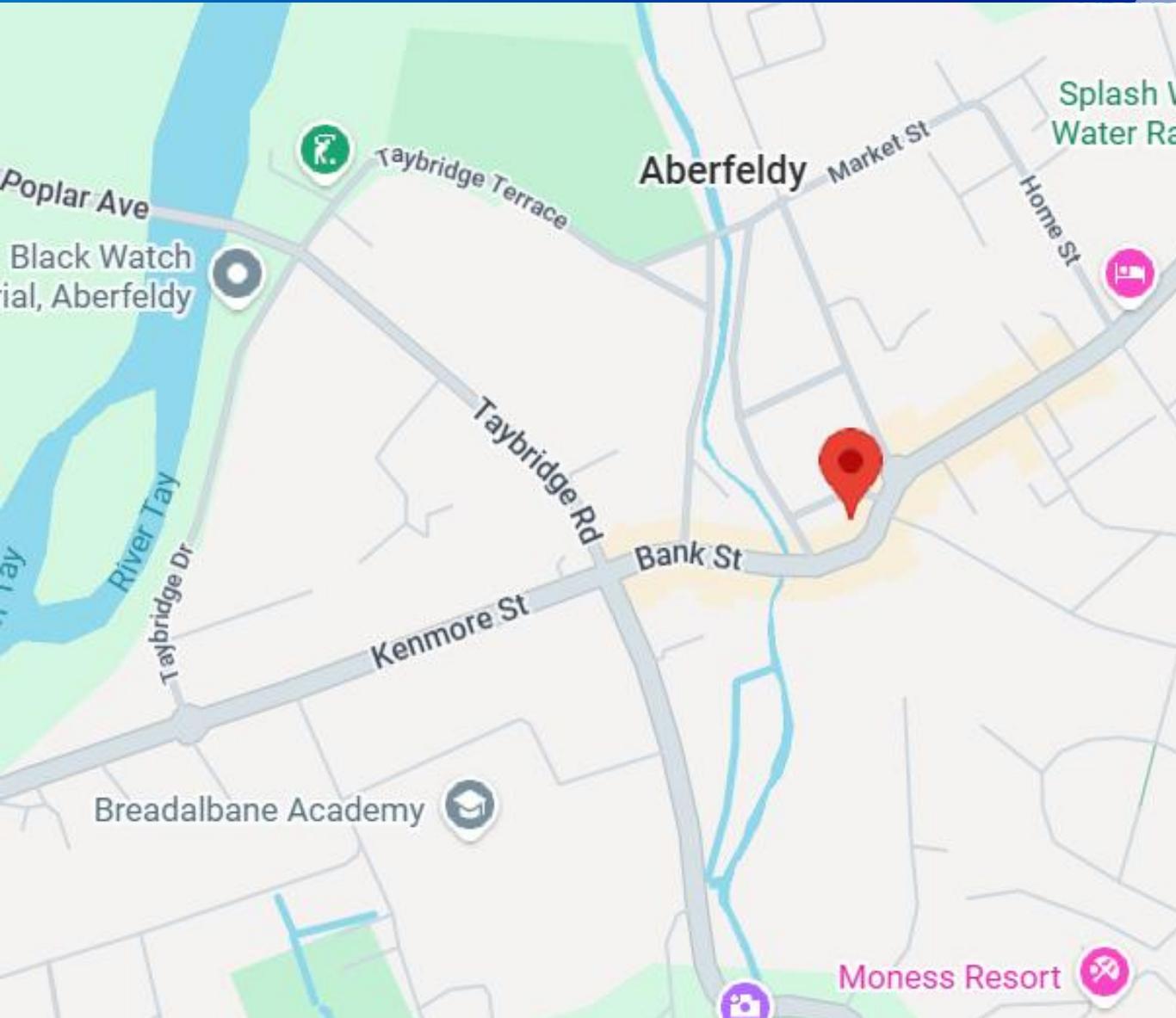
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Location

8, THE SQUARE, ABERFELDY PH15 2DD



LOCATION

Aberfeldy is a popular tourist town located approximately 28 miles northwest of Perth and 15 miles southwest of Pitlochry.

Aberfeldy is located on the River Tay close to Loch Tay. The nearest rail facility can be found at Pitlochry which lies on the Perth to Inverness route.

The subjects are prominently located within the centre of town ideally placed to benefit from the busy tourist trade.



FIND ON GOOGLE MAPS



Description

8, THE SQUARE, ABERFELDY PH15 2DD



DESCRIPTION

The subjects comprise a ground floor former bank located within a detached 3-storey building.

The accommodation comprises a well-proportioned ground floor trading/office area with partitioned meeting rooms located off.

To the rear there is a staff kitchen area, toilet facilities and a former safe.

ACCOMMODATION

	m ²	ft ²
Ground Floor – Reception, Offices, Staff Kitchen, and Safe	103.37	1,112
TOTAL	103.37	1,112

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).



LEASE TERMS

The subjects are available to let at £12,000 per annum for a negotiable period of time.

PLANNING

Any planning queries should be made to the relevant authorities.

RATEABLE VALUE

The premises have been assessed for rating purpose and are entered in the valuation roll for the current year at:

Rateable Value - £11,000

The business rate for the financial year 2025/2026 is 49.8 pence inclusive of water and sewerage.

The subjects qualify for up to 100% business rates relief under the Small Business Bonus Scheme subject to eligibility.

ENERGY PERFORMANCE CERTIFICATE

Available upon request.

VAT

All prices are quoted exclusive of VAT.

LEGAL COSTS

All parties to bear with their own legal costs in connection with this transaction.

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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