

## TO LET

### Shop Unit

Station Buildings  
Main Street  
Aberfoyle FK8 3UG



#### LOCATION

Aberfoyle is a popular tourist town within the Trossachs National Park. The town lies approximately 20 miles west of Stirling, 26 miles from Glasgow and 55 miles from Edinburgh.

As the 'Gateway to the Trossachs', Aberfoyle attracts a high volume of tourists, particularly in the summer months.

The subject property is located opposite the Tourist Information Centre in the centre of Aberfoyle.

#### ACCOMMODATION

The subjects comprise a prominent retail unit with extensive frontage onto Main Street. The unit is arranged over ground floor only.

We calculate the unit extends to the following approximate net internal area:

Ground Floor	1,289 sq ft	(119.8 sq m)
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#### LEASE

The subjects are available on the basis of a new full repairing and insuring lease subject to 5 yearly rent reviews.

#### PLANNING

The subjects benefit from Class 1 (Retail) consent.

#### RENT

Offers in excess of **£15,000 per annum** exclusive are invited.

#### RATING

We have been verbally advised by the Rates Authority that the rateable value of the subjects with effect from 1 April 2017 is **£15,800**. (Each new occupier has the right of appeal against this figure).

Based on a rate poundage of 48p this rateable value will result in an estimated rates liability in financial year 2018/19 of **£7,584**.

The subjects may be eligible for 25% rates relief under the Small Business Bonus Scheme, subject to conditions.

#### ENERGY PERFORMANCE CERTIFICATE

EPC Rating = G

#### DATE OF ENTRY

By arrangement.

#### LEGAL COSTS

Each party to be responsible for their own legal costs incurred during the transaction. For the avoidance of doubt the incoming tenant will be responsible for Land and Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.

#### VIEWING

All viewings are strictly by prior arrangement with Eric Young & Co - 0131 226 2641.

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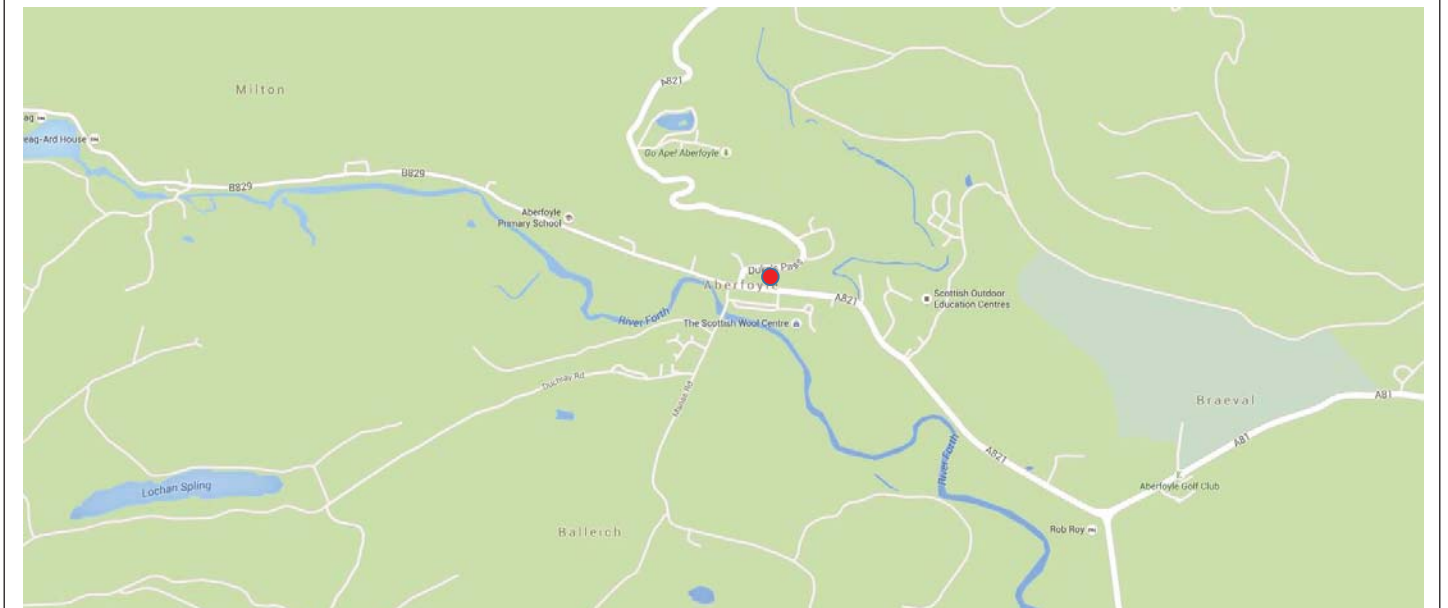
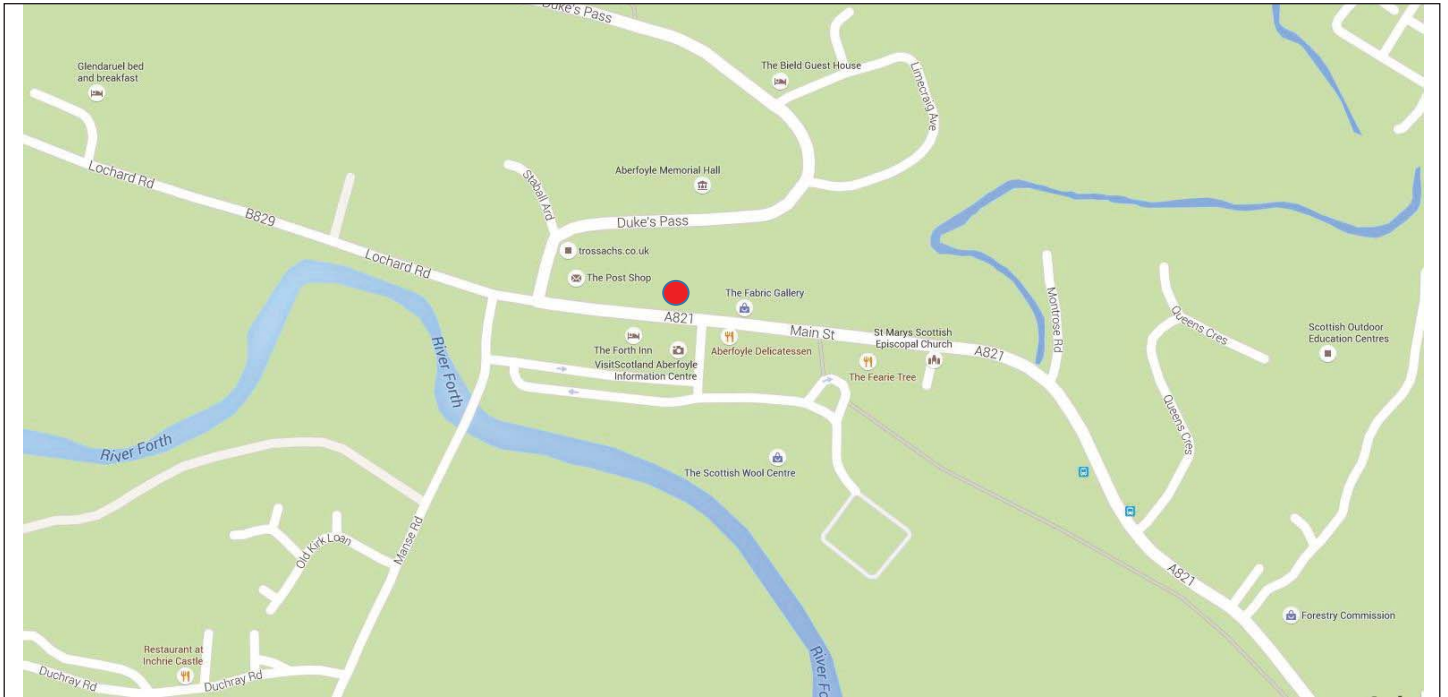
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eric young & co

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AR/JH/ABR3

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