

FOR SALE

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David Allison & Company
Chartered Surveyors



DEVELOPMENT SITE WITH RESIDENTIAL PLANNING PERMISSION
FORMER STRATHEARN HOTEL

57 KING STREET, CRIEFF, PH7 3HB

- Development site – 0.33 acres (approx)
- Planning Permission granted for Residential Development
- Desirable Perthshire Market Town
- Prominent Corner Location
- Offers in the region of £200,000

David Allison & Company Chartered Surveyors

Tel: 0141 375 1555

135 Buchanan Street, Glasgow, G1 2JA



www.dallisonandco.co.uk

LOCATION

The property is situated on a prominent corner location on King Street with the junction of Commissioner Street in a mixed use area comprising residential, retail and leisure uses.

Crieff is a highly popular all-round tourist location with a resident population of around 6,300 persons. The summer months are particularly popular with many well established tourist attractions nearby in addition to the local scenery drawing visitors and the Gleneagles Hotel only 9 miles away.

Nearby occupiers include Original Factory Shop, Co-op Supermarket, Crieff Hospital & Medical Centre, Station Bar, Meadow Garage and Ashworths Veterinary Centre.

GENERAL DESCRIPTION/ ACCOMMODATION

The property currently comprises an extended traditional stone-built former hotel building over two and a half storeys.

The total site extends to approximately 0.33 acres and is broadly L-shaped sloping gently from north to south. A pedestrian access divides the site but links Commissioner Street with the public car park to the south.

PLANNING PERMISSION

Detailed Planning Permission was granted by Perth & Kinross Council on 29 July 2011 for partial demolition and redevelopment of the existing building.

Copies of detailed plans for the approved development can be obtained from www.dallisonandco.co.uk.

Interested parties should note that the building known as 57 King Street is a Listed Building – Category 'B', and as such needs to be retained.

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SALE PRICE

Offers in the region of £200,000 are invited for our clients' heritable interest in the subjects.

VAT

Unless otherwise stated, all prices, premiums and rentals are quoted exclusive of VAT.

LEGAL COSTS

Each party will be responsible for payment of their own legal costs incurred in any transaction.

VIEWING/FURTHER INFORMATION

It should be noted that due to the poor structural condition of part of the building, no internal access will be available to interested parties.

Strictly through the agents:

David Allison & Co

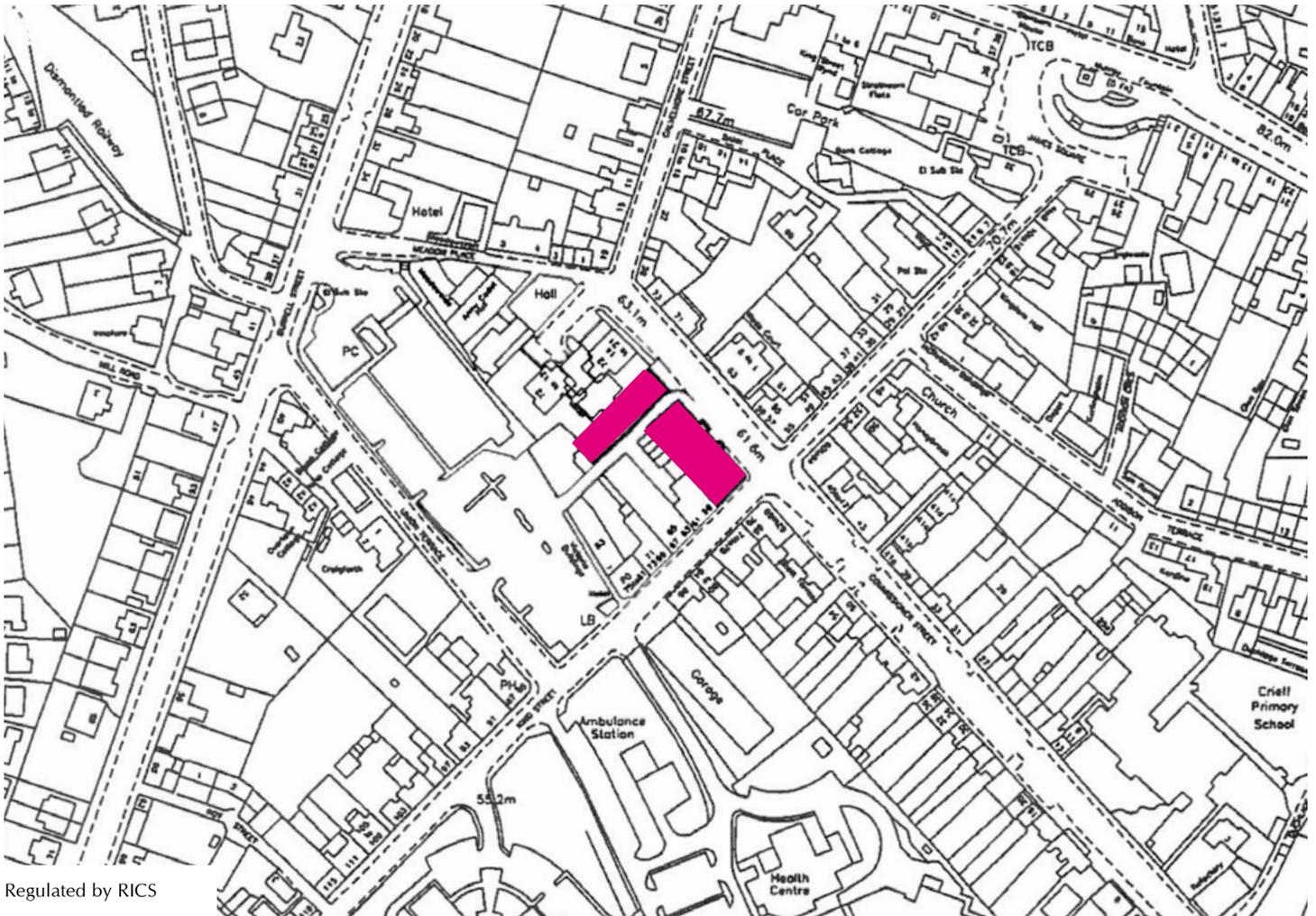
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Regulated by RICS



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