

## TO LET

### ROADSIDE CAFE

### ADJACENT TO EV CHARGING

**A9 NORTHBOUND  
BALHADIE, DUNBLANE  
FK15 0NB**



**What3words ///widen.estate.taken**

#### LOCATION

The unit occupies an excellent location just off the A9 Northbound, approx. 5 miles north of Dunblane where traffic figures are in excess of 30,000 per day.

The site is directly opposite a Shell Petrol Filling station and Starbucks Drive Thru.

#### DESCRIPTION

The site has planning permission to deliver 10 ultra rapid EV charging bays which will be operated by Fastned. Fastned is a European EV charging provider operating over 380 charging hubs, totally almost 2500 charge points. The company has been voted Zap Map's best ultra rapid charging provider for three years in a row, ensuring top-tier charging facilities in this location. These bays are projected to be in operation by end of 2026.

The café unit will be sublet on a separate basis and benefit from dedicated car parking spaces. The unit is ground floor only and following works to provide a 24hr amenity block, will extend to the following approximate area:

Gross Internal Area:        **950 sq ft**        **(88.5 sq m)**

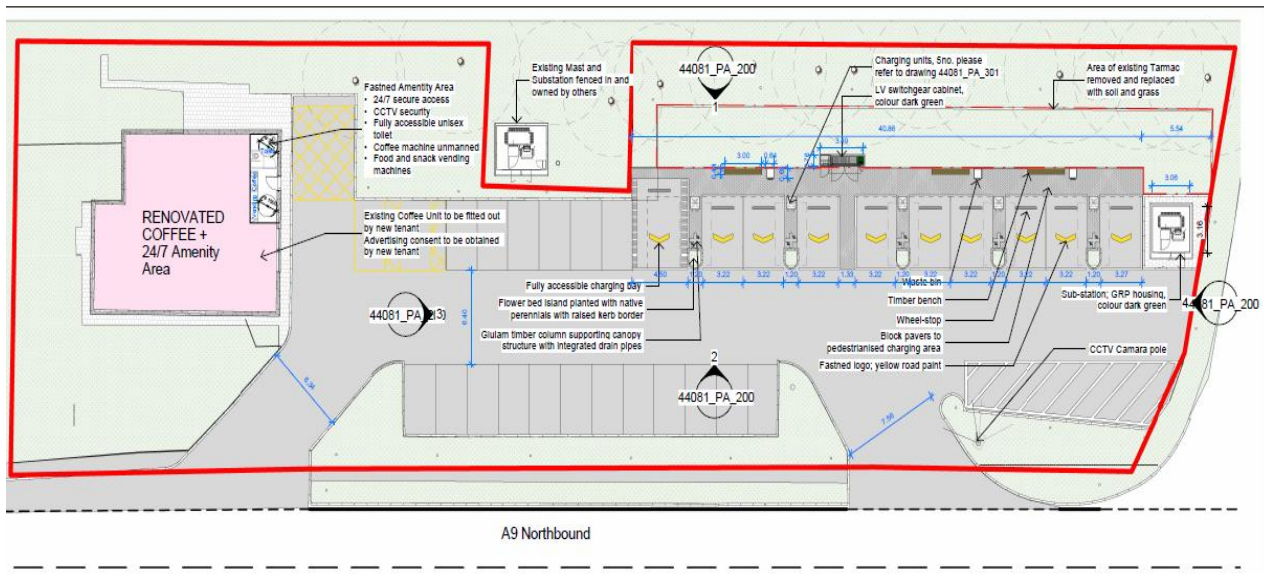
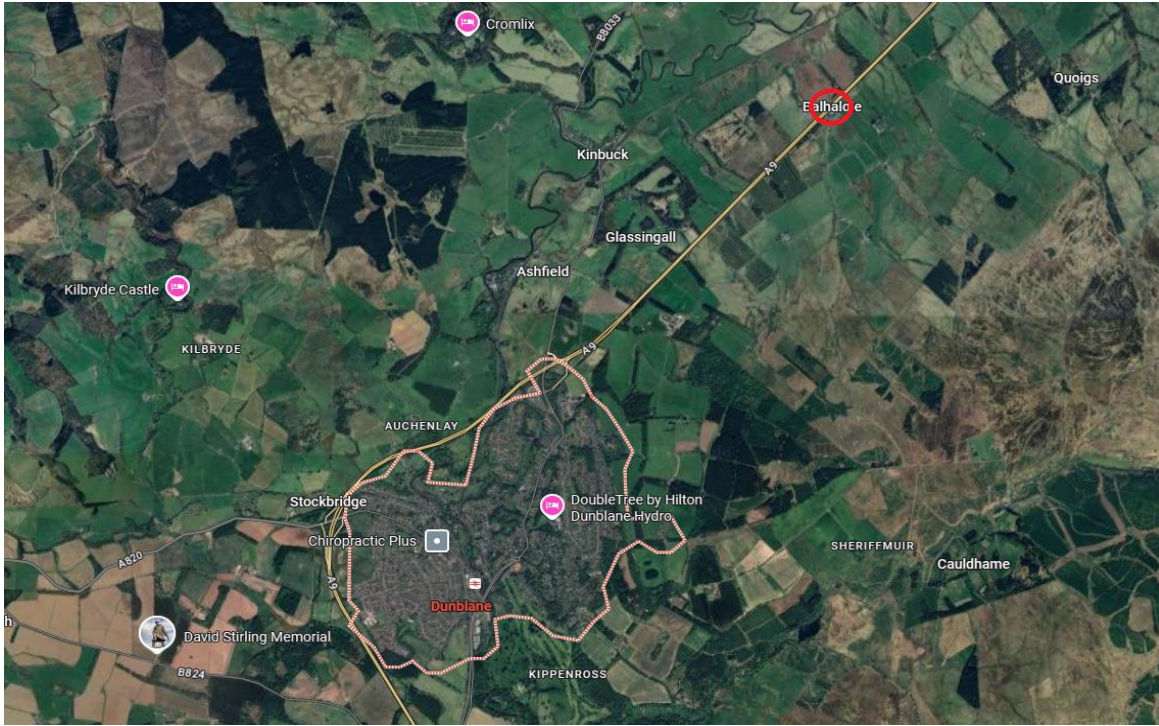
#### LEASE/RENT

The premises are available on a new Full Repairing and Insuring lease. Rental offers in excess of **£25,000** per annum are sought.

#### EPC

An EPC will be available on request.

**VIEWING** - All viewings to be made strictly through Susan Matthews – [smatthews@sbmcom.co.uk](mailto:smatthews@sbmcom.co.uk) – **07887 804 524**



**MISREPRESENTATION ACT 1967 and PROPERTY MISDESCRIPTIONS ACT 1991**

SBM Commercial Ltd, their clients and any joint agents, give notice that: (i) These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. (ii) No person in the employment of the agent(s) has any authority to make or give any representation or warranty whatever in relation to this property. (iii) Floor areas, measurements or distances given are approximate. Unless otherwise stated, any rents, or outgoings quoted are exclusive of VAT. (iv) Any descriptions given of the property cannot be taken to imply, it is in good repair, has all necessary consents, is free of contamination, or that the services and facilities are in working order. Interested parties are advised to carry out their own investigations as required. **Oct25**