

TO LET
RETAIL PREMISES

 GRAHAM
SIBBALD



Morenish Place,
Killin, FK21 8UR

- Situated on prominent main thoroughfare
- Popular tourist location
- Extends to approximately 53.53 Sq.M. (576 Sq.Ft.)
- Potential for 100% rates relief

LOCATION

Killin is a village located on the north eastern extremity of the Loch Lomond and Trossachs National Park and is positioned towards the north east of the Stirling local authority area. The village is a popular location for Tourists and provides easy access to a number of attractions/locations, including: Falls of Dochart, Ben Lawers National Nature Reserve and Loch Earn. The subjects are located on the west side of Killin's Main Street.

The ordnance survey extract, which is for identification purposes only, shows the location of the subjects.



DESCRIPTION

The subjects are situated on the ground floor of a three-storey tenement style building of stone construction; the roof is pitched and covered with slates. Internally, the subjects offer a main retail area at the front with excellent staff facilities to the rear.

According to our calculations from measurements taken on site, we estimate the subjects extend to the following approximate areas:

Gross Internal Area: 53.53 Sq.M. (576 Sq.Ft.)

RATEABLE VALUE:

According to the Scottish Assessors Association website, the subjects are entered into the Valuation Roll as follows:

Rateable Value £3,700

Subject to meeting relevant criteria, the incoming occupier may be eligible to apply for 100% relief through the small business bonus scheme.

TERMS:

A new Full Repairing and Insuring lease with flexible terms is being offered at an initial rent of £5,500 per annum.

VAT:

All prices, rents, premiums etc. are quoted exclusive of VAT (if applicable).

CLOSING DATE:

A closing date for offers may be set and interested parties are therefore advised to register their interest with the sole agents. Our clients reserve the right to sell the property without setting a closing date and, in setting a closing date are not bound to accept the highest or indeed any offer received.

EPC:

Available on request.

ENTRY:

Early entry is available subject to completion of formal legal missives.



To arrange a viewing please contact:



CONAL PHILIBEN
Commercial Property Agent
 conal.philiben@g-s.co.uk
 07771 528 190



ANDREW PEEL
Surveyor
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IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. Date Published: January 2026

ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.