



# FALCONER

PROPERTY CONSULTANTS

**UPPER DRUMBANE  
BUILDING 3  
CAMBUSMORE ESTATE  
CALLANDER  
FK17 8LR**

## TO LET

- LEASE FROM £18,000 PER ANNUM
- 3,229 FT<sup>2</sup>
- PRIVATE PARKING
- HIGH EAVES HEIGHT
- 2 ROLLER SHUTTER DOORS
- RECENTLY CONSTRUCTED

## LOCATION

Callander is a town in the council area of Stirling, situated on the River Teith. The town is a popular tourist stop on the way to and from the Highlands and serves as the eastern gateway to Loch Lomond and the Trossachs National Park.

Cambusmore Estate is located 1 mile southeast of Callander.

Upper Drumbane can be accessed from the Northern side of the A84.

## DESCRIPTION

The subjects comprise a detached storage facility with high eaves height and two large roller shutter doors. The property was purpose built for alcohol storage and distribution. The building is of steel portal frame construction with profiled sheet walls and roof.

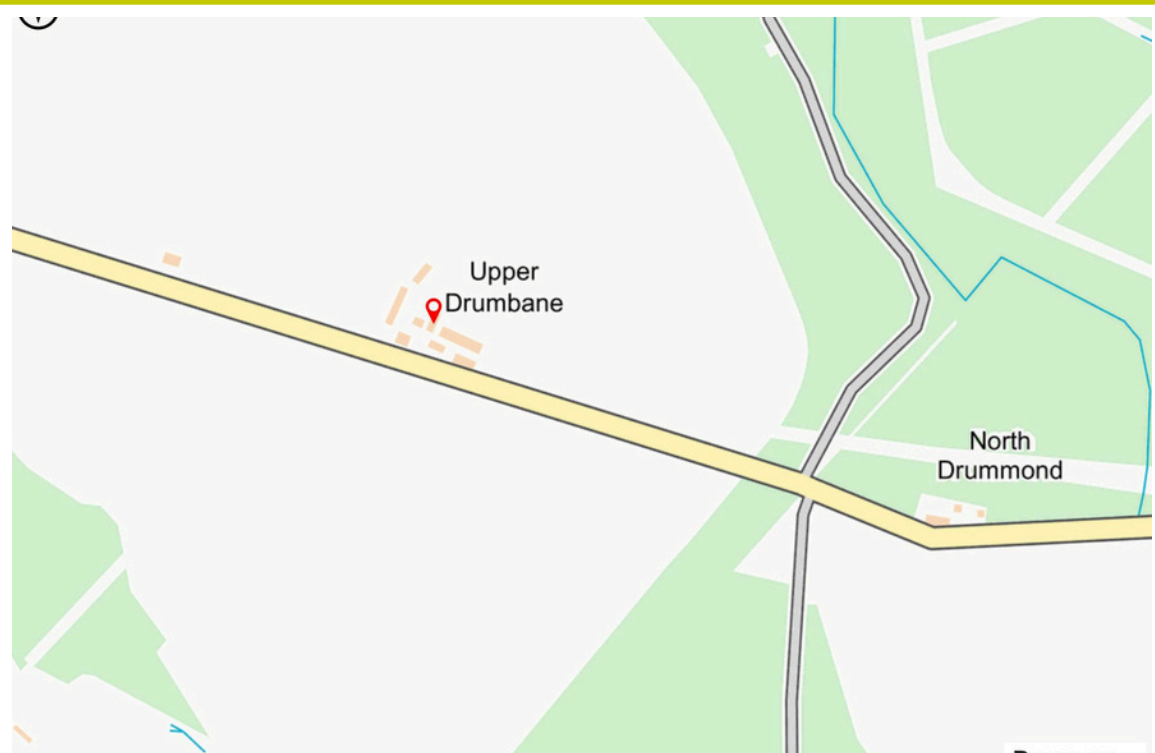
Internally the property is open planned in nature incorporating a rear mezzanine area which can be removed if required.

## PROPOSAL

Lease from £18,000 per annum for a new FRI lease.

## EPC

N/A.



## FLOOR AREAS

From sizes taken during our inspection we calculate the subject property, measured in accordance with the RICS Code of Measurement Practice (second edition, January 2018) to extend to the following approximate gross internal area (GIA):

300m<sup>2</sup>/3,229ft<sup>2</sup>

## PLANNING

All queries in relation to redevelopment/ reconfiguration of the subjects should be addressed to Stirling Council Planning Department.

## RATING

The units require to be reassessed please contact the local rating office for further details.

## CLOSING DATE

A closing date may be set and all interested parties should make a note of interest at the offices of the Sole Agent. We reserve the right to sell or let the property without setting a closing date and we are not obliged to accept the highest or indeed any offer for the sale or lease of the property.

## VAT

All prices, premiums and rents quoted are exclusive of VAT.





#### DISCLAIMER

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**VIEWINGS  
AND  
FURTHER  
INFORMATION**

Strictly by appointment through the Sole Agent:

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