

FOR SALE

RESIDENTIAL DEVELOPMENT OPPORTUNITY

Galbraith

- Building in prominent position in the popular village of Comrie
- Planning permission for 3 x 2 bedroom apartments
- Scope for additional development in the attic space
- Proven holiday destination with strong demand for self-catering accommodation
- Excellent residential investment prospects
- Approximately 3,556 sq.ft (330 sq.m)

55 DRUMMOND STREET
COMRIE, PERTSHIRE,
PH6 2DW



LOCATION

The property is located on the corner of Drummond Street and Bridge Street in the popular village of Comrie. The village is located on the A85 which is an arterial route connecting the city of Perth to the west coast of Scotland. The surrounding area attracts a number of visitors and tourist year round with water sports available on Loch Earn, hill walking, fishing and other popular tourist attractions at the nearby Auchingarrich Wildlife Park, mountain bike trails at Comrie Croft and the Crieff Hydro Hotel a short distance to the east.

Being centrally located in Scotland, Comrie is ideally located for self-catering accommodation allowing parties to visit attractions throughout Scotland. The cities of Edinburgh and Glasgow are 1.5 hours and 1 hour away respectively and Stirling is approximately 35 minutes to the south. Other attractions such as Loch Lomond and Trossachs National Park can be reached in under an hour.

Comrie offers a range of facilities including local shops, cafes, restaurants and a primary school. The local town of Crieff is approximately 7 miles to the east provides a wider range of services including supermarkets, regional and national retailers, medical services, banks, restaurants, hotels, cafes and secondary schooling.

DESCRIPTION

The property is a traditional 3 storey stone construction building with feature corner oriel window and roof. The building was until recently used as a bank by the Royal Bank of Scotland, with the main retail area on the ground floor and office and staff accommodation on the upper floors.

Internally, the floors have a cellular layout with the rooms benefitting from traditional cornices and feature bay windows which lend themselves well to residential conversion.

There is on-street parking available on Drummond Street and on Bridge Street to the south of the bridge over the River Earn.

The property extends to approximately 3,556 sq.ft (330 sq.m) in total which includes the potential attic conversion.

PLANNING

The building is Category C listed and benefits from detailed planning permission and listed building consent for the conversion of the building to form 3 x 2 bedroom apartments granted by Perth and Kinross Council on 20th October 2020 under ref: 20/00958/FLL and 20/00957/LBC.

The current owners have also submitted a planning application to convert the attic as an extension to the proposed 2nd floor apartment.

Any further planning enquiries can be directed to Perth and Kinross Council: developmentmanagement@pkc.gov.uk or tel: 01738 475300

TECHNICAL INFORMATION AND DATA ROOM

The planning consents and associated plans are available in the data room, which may assist parties with their appraisal of the property.

The pertinent information is available via an online data room – please contact Galbraith for access.

ENERGY PERFORMANCE CERTIFICATE

The property has an energy performance rating of G. Please contact the selling agents for more details.

RATEABLE VALUE

The property has a rateable value of £6,200. The current rate poundage for properties with an RV of £51,000 or less is 49.0p.

METHOD OF SALE

Our clients are seeking offers on excess of £275,000 for their freehold interest in the property, with a preference for unconditional offers in light of the current planning permissions in place.

A deposit of £20,000 will be paid on the conclusion of missives, the deposit will be non-refundable but deductible from the purchase price.

Interested parties will be notified of a closing date and requested to submit a heads of terms offer. Galbraith will issue the required form of offer to interested parties on notification of the closing date. The form of offer will include the minimum information required and timescales.

We recommend that interested parties note their interest in the site in order to be kept informed of any closing date and to receive any additional pertinent information.

LEASE

There is an ATM located in the south west corner of the ground floor of the building. The ATM is currently accessed internally within the building. As part of the development proposals a new access to the ATM will be formed on the southern elevation of the building.

The space is leased to The Royal Bank of Scotland Plc for 5 years from January 2020 with a passing rent of £2,000 per annum.

LEGAL COSTS

Each party will be responsible for bearing their own legal costs. The purchaser/s will be responsible for LBTT, registration dues and VAT incurred in connection with the transaction.

VIEWING AND FURTHER INFORMATION

Viewing is by appointment only, please contact Galbraith for arrangements.

Any enquiries or requests for further information should be directed to the sole selling agents as undernoted.

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Galbraith for themselves and for the vendors or lessors of this property whose agents they are give notice that:

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ii) all descriptions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending

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