

lot 32

## 55 Main Street Callander, Stirlingshire KF17 8DY

Rent  
**£18,395**  
per annum  
exclusive

### Heritable Bank and Office Investment

- Majority let to The Royal Bank of Scotland plc until 2027 (No breaks)
- Rent reviewed to the higher of Open Market Rental Value or a fixed rental increase of 3.75% in 2021
- Royal Bank of Scotland option to extend lease for a further 20 years

- Upper floors let to solicitors
- Gateway to Scottish Highlands and The Trossachs National Park
- VAT-free investment



### Location

Miles: 15 miles north-west of Stirling  
34 miles north of Glasgow  
Roads: A84, A811, M9 (Junction 10)  
Air: Glasgow International Airport

### Situation

Callander is an attractive holiday town situated on a popular route to the Scottish Highlands and benefits from a significant flow of tourist traffic. The property is prominently situated on the north side of Main Street close to Ancaster Square. Nearby occupiers include Edinburgh Woollen Mill, Greggs and a number of independent retailers.

### Description

The property comprises a ground floor banking hall with self-contained office and ancillary accommodation on the first and attic floors, accessed from Main Street.

### Tenure

Heritable (Scottish Equivalent of English Freehold).

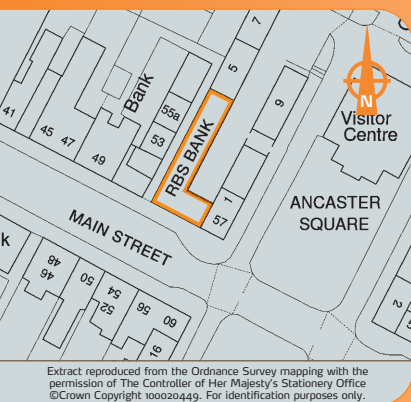
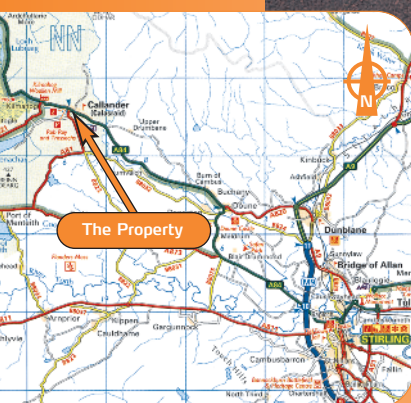
### VAT

VAT is not applicable to this lot.

### Six Week Completion

### Viewings

There will be a single **block viewing** for this property. All interested parties must register their details with the Auctioneers prior to the viewing date and provide identification on site. Please contact Mhairi Jarvis. Email: mhairi.jarvis@acuitus.co.uk



### Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review/(Reversion)
Ground	Banking Hall	154.12 sq m (1,659 sq ft)	<b>THE ROYAL BANK OF SCOTLAND (1)</b>	Approx 21 years from 13/12/2006 until 11/12/2027	£11,895	11/12/2021 (2) 11/12/2026
First	Office	90.35 sq m (973 sq ft)	<b>MCLEAN &amp; STEWART SOLICITORS (3)</b>	7 years from 02/07/2012 (4)	£6,500	02/02/2017 (01/07/2019)
Attic	Office	24.86 sq m (268 sq ft)				
<b>Totals</b>		<b>269.33 sq m (2,900 sq ft)</b>			<b>£18,395</b>	

- (1) Royal Bank of Scotland has over 17 million customers in the UK and is the largest SME Bank in the UK with over 1.1 million customers. (Source: www.rbs.com)
- (2) The lease provides for the rent to be reviewed at the next rent review on 11th December 2021 to the higher of Open Market Rental Value or a fixed rental increase of 3.75%.
- (3) McLean & Stewart Solicitors trade from offices in Dunblane and Callander. (www.mcleanandstewart.co.uk).
- (4) The lease is subject to a schedule of condition.

### For further details please contact:

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**Mhairi Jarvis**  
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**www.acuitus.co.uk**

### Buyer's Legal Report Service

**Dentons UKMEA LLP**  
Contact: Greg Rigby.  
Tel: +44 (0)20 7320 3968.  
Email: greg.rigby@dentons.com  
See: **www.acuitus.co.uk** for further details



### Seller's Solicitors:

**Leslie Wolfson & Co Solicitors**  
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Ref: Paul Ockrim.