



# To Let

## Retail unit

Grab & Go/Coffee Shop/Deli

AVAILABLE NOW

---

**Dunblane Station,  
Dunblane  
FK15 9ET**

---

**541,000+**  
**ANNUAL STATION FOOTFALL\***

**Description:**

A new business opportunity has arisen in Dunblane. There are two units available and which would be suitable for a coffee shop, delicatessens or other takeaway service.

**Location:**

Dunblane is an affluent town in the council area of Stirling in central Scotland. It is a commuter town, with many residents making use of good rail links to much of the Central Belt, including Glasgow and Edinburgh. Dunblane station is situated in the heart of the town on Stirling Road close to local shops and businesses.

*\*The latest figures available from the Office of Rail & Road (ORR) record passenger entries and exits of 541,000 for 2019/2020.*



**Property:**

The space available comprises two retail units located within the station building, unit A benefits from a three phase 100amp supply unit B benefits from single phase 64amp supply. Both units will be provided in shell condition.

**Unit size:**

Unit A: 35.82 sq. m. / 385.56 sq. ft.

Unit B: 11.91 sq. m. / 128.19 sq. ft.

**Rates, services and insurance:**

Rates to be assessed. Interested parties are advised to make their own enquiries to the local planning and building authorities in respect of business rates and planning.

Service Charge and Insurance Charge levied by way of a fixed contribution reflecting 7.5% & 2.5% of the Rent payable respectively.

**Rent:**

To be negotiated depending on use but it is likely to comprise a Minimum Guaranteed Rent and/or a rent based on turnover.

**Costs:**

The ingoing occupier will be responsible for all the Landlord and all the Superior Landlord legal and professional fees.



**For further details relating to this opportunity, please contact: [stationspaces@scotrail.co.uk](mailto:stationspaces@scotrail.co.uk)**

ScotRail Trains Limited, a company registered in Scotland with company number SC328826 and as lessor of this property gives notice that: (1) These particulars are produced in good faith but are a general guide only and do not constitute any part of a contract. (2) The property is offered subject to contract and unless otherwise stated all rents are quoted exclusive of VAT. (3) Nothing in these particulars should be deemed a statement that the property is in good condition, free from any deleterious materials or that any services or facilities are in working order. (4) Unless otherwise stated, no investigations have been made regarding pollution, or potential land, air or water contamination. The purchaser or lessee are advised to carry out their own investigations if required. (5) It should not be assumed that the property has all necessary planning, building or other consents required and the purchaser or lessee shall be responsible for obtaining such consents.