



Hayburn Lane
Property

**TO LET/
FOR SALE
2 SPACES**

**58-64 HIGH STREET
DUNBLANE, FK15 0AY**



LOCATION

The property is situated in the town centre of Dunblane, on the High Street. Dunblane is an affluent cathedral town to the north of Stirling.

0141 221 8242
www.hayburnlane.com

SPACE AVAILABLE

There are two distinct areas available.

58 HIGH STREET

Comprises an attractive well fitted shop unit, suitable for a wide range of uses.

Accommodation

| | | |
|------------------|------------------------|------------------|
| Front Sales Area | 55M ² | 591 sq.ft |
| Rear Staff Area | 25M ² | 269 sq.ft |
| TOTAL | 80M² | 860 sq.ft |

64 HIGH STREET

Accessed through a traditional pend entrance which opens out to a spacious rear area suitable for a range of studio, workspace or retail uses.

Accommodation

| | | |
|-----------------|------------------------|------------------|
| Pend Front Area | 25M ² | 269 sq.ft |
| Rear Space | 67M ² | 720 sq.ft |
| TOTAL | 92M² | 989 sq.ft |

RATEABLE VALUE

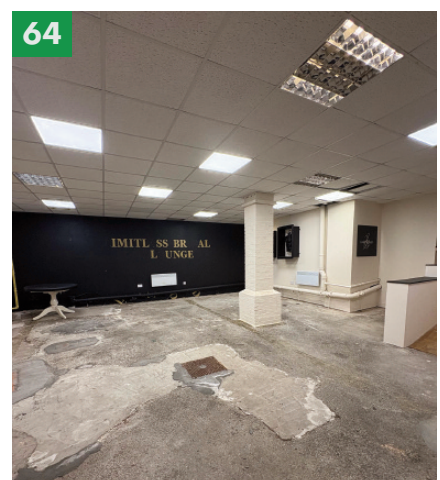
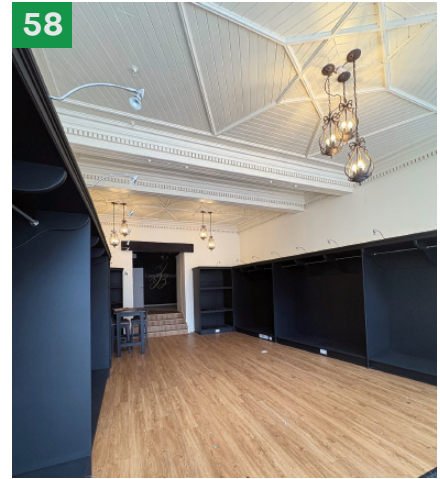
The space would require to be reassessed, but the current rateable value for both areas is £7,800.

TERMS

We are looking to lease the units on the following basis:

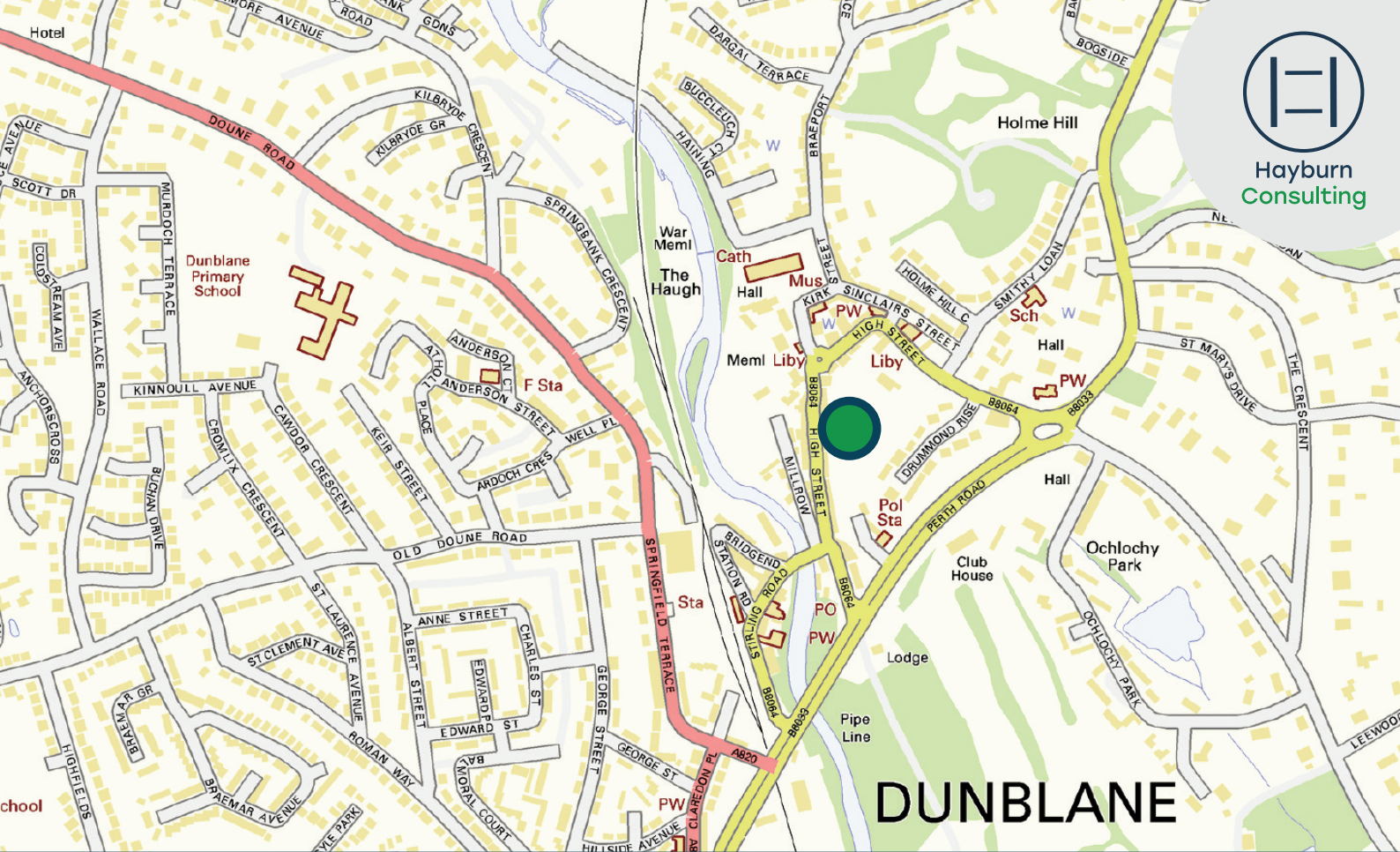
- 58 High Street - £15,000 pa
- 64 High Street - £12,000 pa

We would consider offers to purchase.





Hayburn
Consulting



EPC

On application.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in this transaction with the ingoing tenant being responsible for any Stamp Duty, Land Tax and Registration Dues.

AML

To comply with Anti Money Laundering Regulations we are legally required to undertake due diligence on prospective purchasers which will, at a minimum, include proof of identity, address, and funding. Applicable documentation will therefore be required on agreement of the Heads of Terms.

ENTRY

By arrangement.

VIEWING & FURTHER INFORMATION

Strictly by appointment through the sole agents:

Andrew Calderwood
Hayburn Consulting
23 Burgh Hall Street
Glasgow G11 5LN

M: **07812 150 070**

T: **0141 221 8242**

E: **andrew@hayburnlane.com**

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

(i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them and are advised to do so; (iii) no person in the employment of Sutherland Brown has any authority to give representation or warranty whatever in relation to this property; (iv) all prices, rents and premiums quoted are exclusive of VAT at current rate.

April 2026