

PROMINENT ROADSIDE DEVELOPMENT OPPORTUNITY

A9 SOUTHBOUND, INNS OF BALHALDIE, BRACO, DUNBLANE, PERTSHIRE, FK15 0NB



KEY POINTS

- **Frontage to A9**
- **Site area 1.59 acres**
- **Suitable for various uses subject to planning**
- **Leasehold or Heritable interest**

LOCATION

Located to the rear of the Little Chef and adjacent to a Shell Petrol Station, the site is located on the busy A9 dual carriageway approximately four miles north of the M9 and Dunblane

[Location Map Click Here](#)

DESCRIPTION

This land is surplus to the operational requirements of Little Chef being surplus unused land. Access will be via a right of way across the Little Chef car park.

REDEVELOPMENT

Subject to planning, the site could be suitable for various uses but prospective purchasers should make their own enquiries with Stirling Council 01786 442515, or e mail planning@stirling.gov.uk.

TERMS

Upon application

VAT

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

TIMING

Upon completion of the relevant legal formalities. A non refundable deposit of £5,000 will be required by the landlord before legal documentation is despatched with an exchange of contracts required within 28 days - further details upon request.

VIEWING

Viewing can be arranged via sole agents:

Ashwell Rogers
David England
020 7758 3282
david@ashwellrogers.com

Ben Lansman
020 7758 3287
benlansman@ashwellrogers.com

SUBJECT TO CONTRACT

January 2012

