

**FOR SALE/TO LET**  
HIGHLY VISIBLE SITE  
SHOWROOM/WORKSHOP

**GRAHAM  
SIBBALD**



**300 Strathtay Road  
Perth, PH1 2JY**

- Highly visible site
- Showroom/workshop premises
- Redevelopment potential
- Total site area 0.93 Acres or thereby



#### LOCATION

The city of Perth has a resident population of approximately 46,000 persons, with the surrounding catchment area estimated to be in the region of 130,000. Perth is situated approximately 20 miles west of Dundee, 40 miles north of Edinburgh and 60 miles north east of Glasgow, lying at the hub of central Scotland's motorway network. As such, the city benefits from an excellent strategic location.

More precisely, the subjects are located on Strathtay Road, in the West End of the City. The immediate surrounding area is primarily residential with a number of national occupiers nearby including Dobbies, B&Q and Tesco Extra. The well-established Ruthvenfield and Inveralmond Industrial Estates are both situated within 2 miles from the property.

The property boasts a strategic location with an impressive frontage on to the Crieff Road, the main arterial route from the West of the City.

The approximate location is shown by the OS Plan.

#### DESCRIPTION

The subjects comprise a modern standalone, purpose-built showroom and garage facility, with secure yard and onsite car parking. The subjects are highly specified and extremely well presented. The property is predominately of steel portal frame construction with over clad block elevations and extensive glazing to the showroom elevations.

The showroom content is fitted to a high standard with the capacity to display a minimum of five cars. Ancillary accommodation includes offices, a customer lounge and WC accommodation. Staff welfare and office accommodation with WC facilities are all provided on the first floor.

Adjacent to the showroom accommodation, the property provides a six bay workshop as well as parts stores. A standalone valeting facility is located to the rear of the main showroom and workshop building.

Standing on a secure site which extends to approximately 0.93 acres, the property benefits from tarmac surfaced parking areas to both the front and sides of the property.

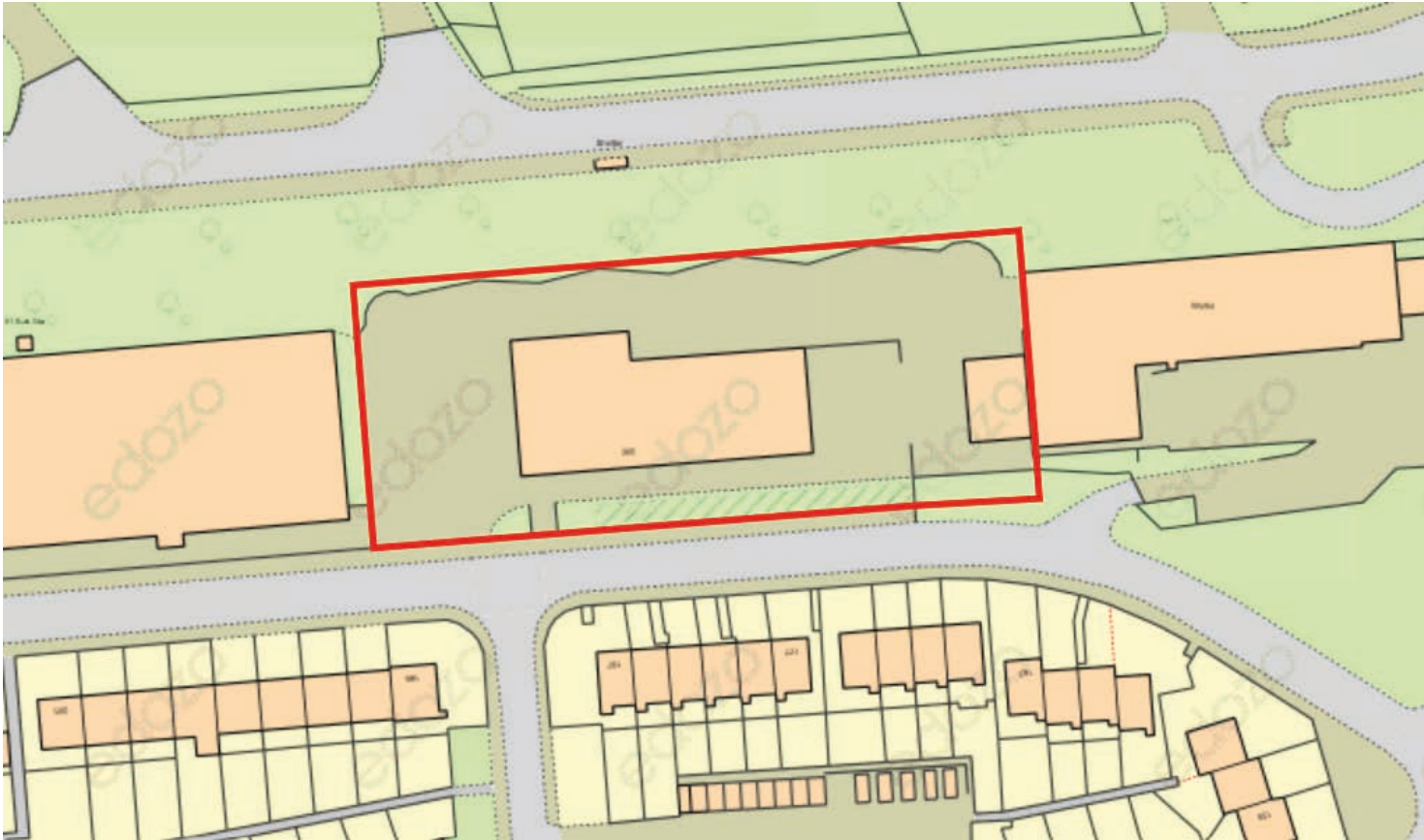
#### ACCOMMODATION

We have measured the subjects in accordance with the RICS Property Measurement 2nd edition and calculate the following floor areas:

Description	SQ M	SQ FT
Showroom/workshop	845	9,095
1st Floor Staff	39.2	422
Valet	45	484
Total	929.2	10,001
<b>Site Total</b>	<b>0.365 hectares</b>	<b>0.93 acres</b>

#### EPC

Available upon request.



#### RATEABLE VALUE

The subjects are entered in the Valuation Roll as follows.

Address	Description	Rateable Value
300 Strathtay Road, Perth PH1 2JY	Garage & Showroom	£85,900

The unified Business Rate 2020/2021 is 0.49.8p excluding water and sewage rates.

#### TERMS

The subjects are available For Sale or To Let. Further information in this regard is available from the Sole Agents.

#### GROUND LEASE

The subjects are held on a ground lease, from Perth and Kinross Council, until November 2113, at £13,500 per annum.

Further details are available from the Sole Agents.

#### LEGAL COSTS

Each party will be responsible for their own legal costs.

#### VAT

For the avoidance of doubt all figures quoted are exclusive of VAT.

#### FURTHER INFORMATION AND VIEWING

Further information and viewing arrangements are available by contacting the Sole Selling Agents, Messrs Graham + Sibbald.

To arrange a viewing please contact:



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#### ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude

#### IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
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5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: March 2021