

TO LET

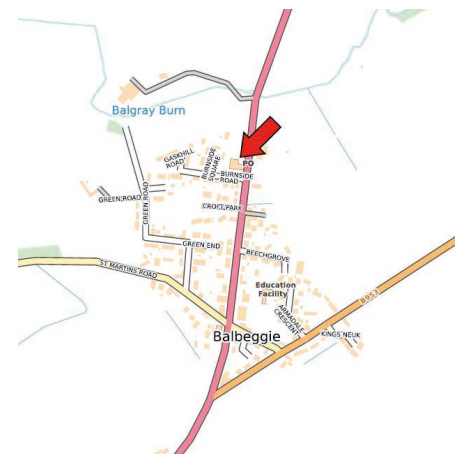
GARAGE, FORECOURT AND SHOWROOM

(may also suit alternative uses)



Main Street, Balbeggie, PH2 6EZ

- Sizeable forecourt, car workshop and showroom
- Very busy roadside frontage
- Excellent business opportunity
- Occupiers may benefit from 100% rates relief
- GIA 413 sq m (4,444 sq ft)



LOCATION

The subjects enjoy a highly prominent location on the west side of Main Road (A94) on the outskirts of Balbeggie, midway between Coupar Angus and the City of Perth to the south. The site has an extensive road frontage of approximately 50 metres.

The approximate location is shown by OS Extract Plan.

DESCRIPTION

The subjects comprise 2 main interlinked brick built structures, with sizeable showroom, 2 work bays and a large workshop to the rear. Vehicle access is obtained to each of the bays and workshop by way of full height roller doors. The forecourt is surfaced in concrete and also benefits from a large canopy, with clear height of approximately 4.5 metres.

The site in total extends to approximately 0.43 acres (0.173 hectares). The approximate floor areas are as follows;

Showroom	1,356 sq ft	126 sq m
work Bays (2 No.)	1,022 sq ft	95 sq m
Rear Workshop	2,066 sq ft	192 sq m

Alternative uses may also be suitable, subject to any required consents.

RATEABLE VALUE

The subjects are entered in the Valuation Roll at a Rateable Value of £10,100.

QUOTING TERMS

The subjects are offered for lease on commercial terms at a rent of £25,000 per annum. Prices are exclusive of VAT (if applicable).

Incentives may be offered to ingoing tenants subject to terms.

Trade equipment may also be available for lease by way of separate negotiation (for avoidance of doubt, the rental stated is exclusive of trade F&F).

EPC

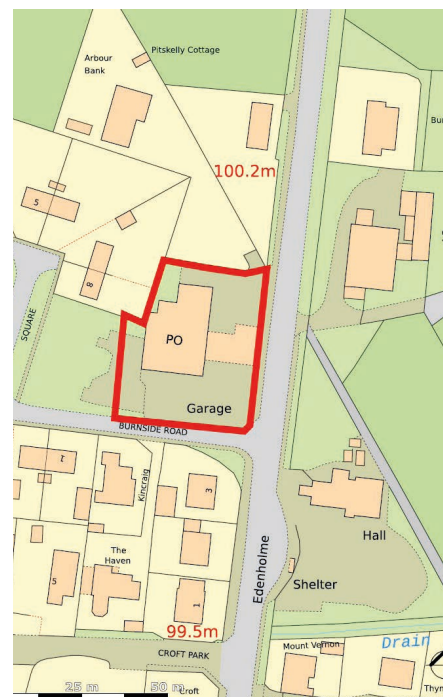
Available on request from the Sole Agents.

VAT

All figures quoted are exclusive of VAT.

FURTHER INFORMATION AND VIEWING

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



To arrange a viewing please contact:



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