



**To Let, Hunter Street, Auchterarder, PH3 1PA**  
**Office, Workshops & Yard (14,400 sq ft offices, 15,120 sq ft workshop/stores)**  
**Site Area 2.2 Acres**

**SMART**&CO.  
surveyors & property consultants



## Property Highlights

- ✓ Headquarter offices, workshop/stores and yard
- ✓ Likely to suit a range of occupiers
- ✓ Potential for sub-division
- ✓ Close to A9 Trunk Road
- ✓ Negotiable lease terms available
- ✓ Immediately available

### Situation

The town of Auchterarder is strategically located between Perth and Stirling just off the A9 trunk road and is home to the famous Gleneagles Hotel.

The subject property is located centrally on Hunter Street which is accessed off the main High Street which runs through the middle of Auchterarder.

### Description

The property was originally a purpose-built headquarters building, formerly occupied by A & L King Builders and more recently Stewart Milne Group, comprising a mix of modern offices, workshops/stores and yard area all within a site area extending to approximately 2.2 acres.

### Accommodation

The offices and over two floors and extend to approximately 1,338 sq m (14,400 sq ft), in addition there are a range of workshops/store buildings extending to a further 1,405 sq m (15,120 sq ft).

### Lease Terms

On application

### Business Rates

The property has a Rateable Value of £88,800.

### Energy Performance Certificate

Awaiting completion.

### Legal Costs & VAT

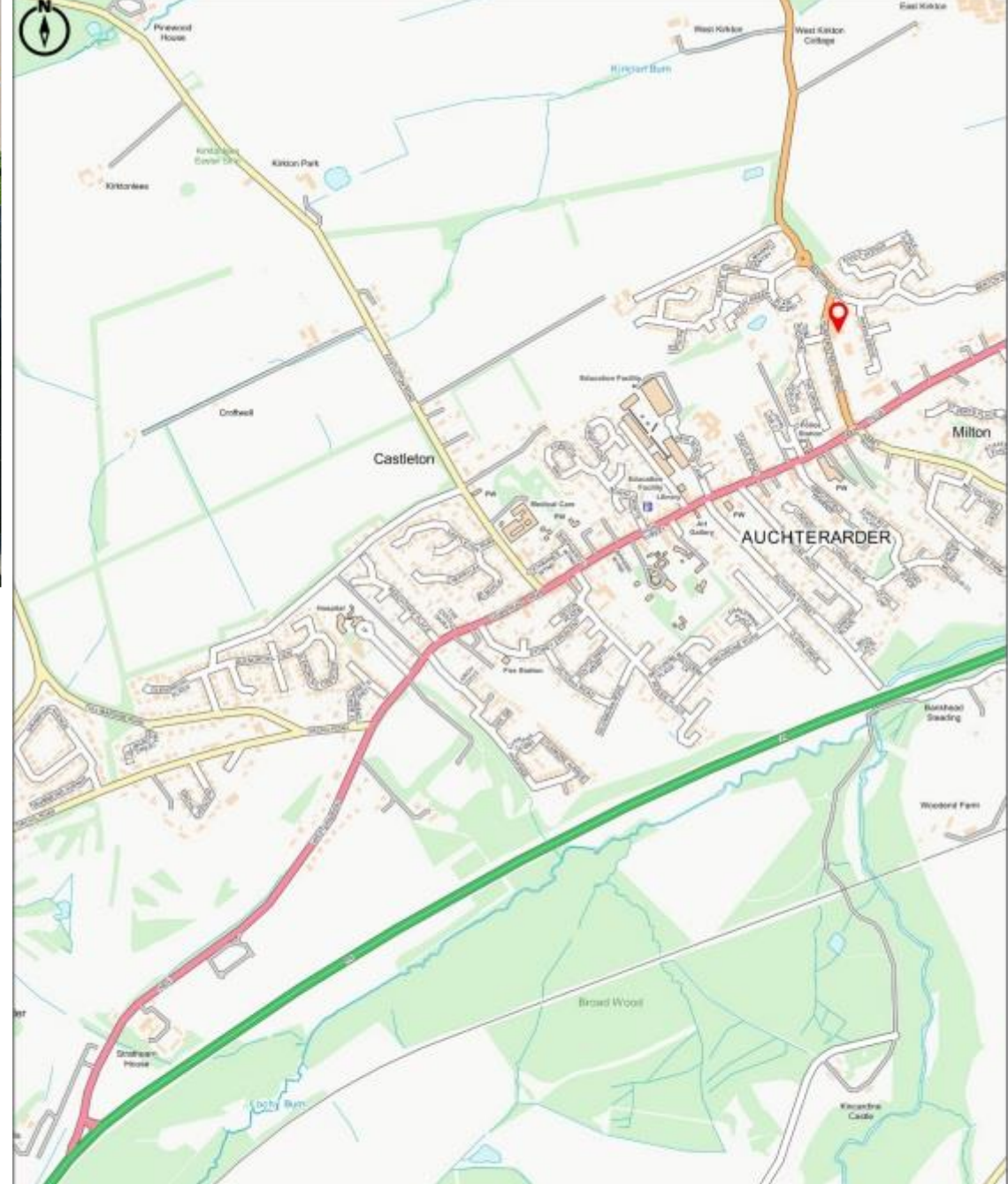
Each party will be responsible for their own legal costs. The incoming tenant will be responsible for any LBTT and registration dues if applicable. VAT will be applicable.

### All Enquiries

Graeme Duncan  
t: 01738 318 100  
m: 07954815365  
graeme@smartandco.co.uk

Doug Smart  
t: 01738 318100  
m: 07850517323  
[doug@smartandco.co.uk](mailto:doug@smartandco.co.uk)





01738 318100 | [smartandco.co.uk](http://smartandco.co.uk)

Important Notice: These particulars do not form part of any offer or contract and should not be relied upon as statements or representatives of fact. Smart & Co has no authority to make or give in writing or verbally any representation or warranties in relation to the property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. Smart & Co have not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. In the interest of Health & Safety, please ensure that you take due care when inspecting the property. S1171

**SMART**&CO.  
surveyors & property consultants