



Crieff Road / Strathtay Road, Perth (0.89 acres) | All Enquiries
Re-Development or Re-Use of Existing Buildings (1,944 m² / 20,925 ft²)
Could suit Retail, Leisure, Residential + Various Other Uses



- ✓ Prominent & Accessible Location
- ✓ Busy Arterial Route
- ✓ Close to TESCO, B&Q and St Johnstone FC
- ✓ 0.89 acres
- ✓ Existing Buildings may Suit Re-Use or
- ✓ Re-Development of Site



St Johnstone FC
"McDiarmid Park"

A9 – 31,000 vehicles
passing per day



A85 CRIEFF ROAD
15,000 vehicles
passing per day

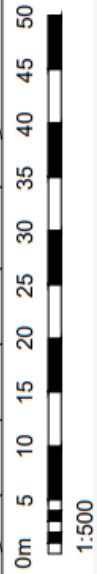
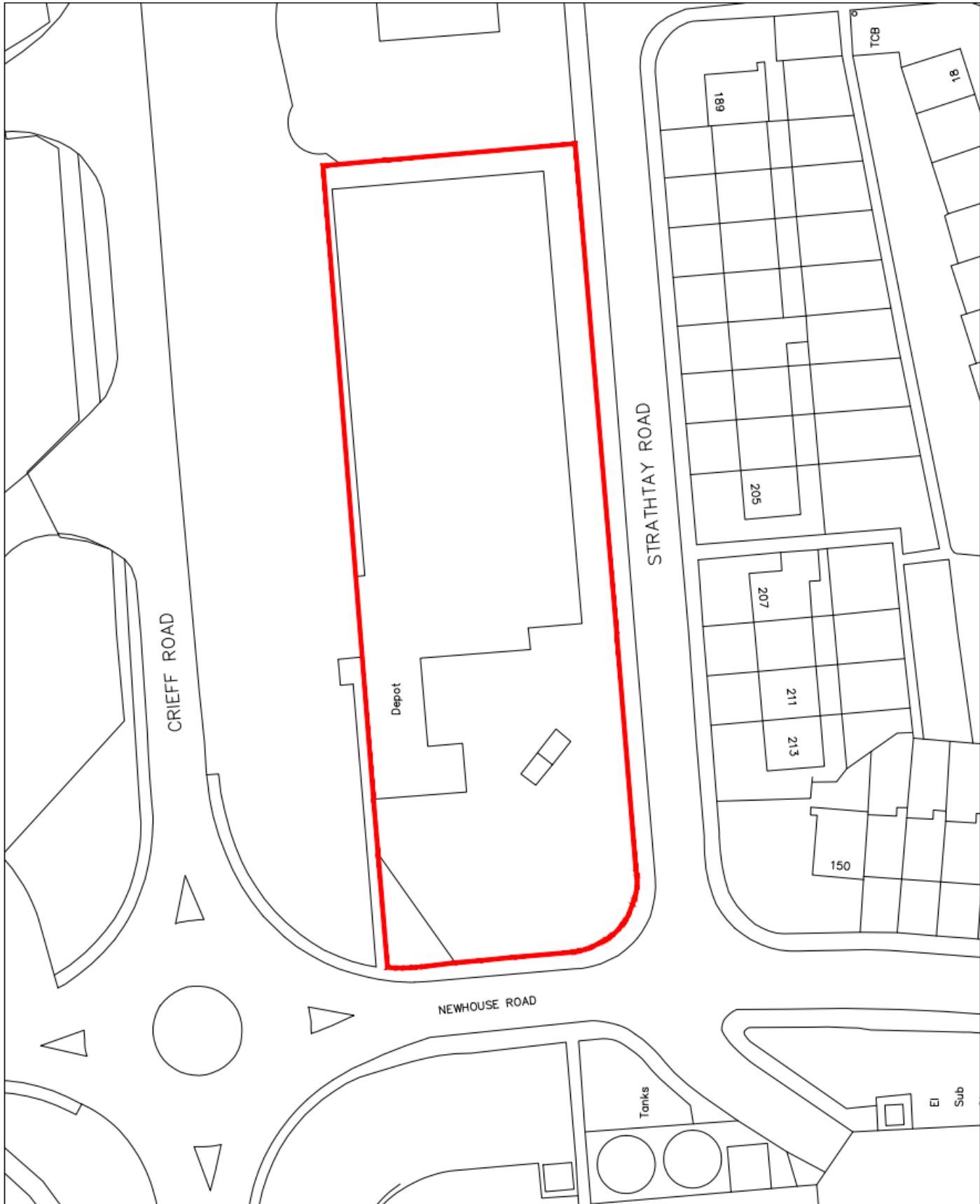


1. Do not scale this drawing - if in doubt ask.
2. All sites to be checked on site prior to construction.
3. This drawing is the copyright of the author.



North

Development Boundary
0.89 Acres



smith design associates
www.smithdesign.co.uk

Chartered Architects
14 Lynchloch Crescent, Glasgow G3 7EQ
051 353 3531
0141 353 3531

client CWP

project Proposed Drive Thru Development
Strathay Road, Perth

drawing Site Plan
As Existing original use A3

scale 1:500

date 06.04.2020

status INFORMATION

drawing no. CWP012 E02

SITE PLAN : AS EXISTING

Property Highlights

- ✓ Busy Main Road (A85) Frontage
- ✓ Easy Access to A9 & M90
- ✓ Buildings May Be reused or redeveloped
- ✓ 15,000 Vehicles Passing Daily

Situation

Geographically located in the centre of Scotland, the City of Perth benefits from its wealth of historical, cultural & natural attractions combined with excellent connectivity to the rest of the Country (90% of Scotland's population within 90 minutes drivetime) - all of which make Perth an unrivalled base for tourist visitors looking to explore the country.

Situated at the western edge of Perth, with frontage onto Crieff Road and excellent connectivity to the A9, the subject site is uniquely placed to capture the current volume of traffic utilising the A85 as well as the forecasted increase generated by the Bertha Park development. Nearby occupiers include Tesco, B&Q, Mazda, Toyota and St Johnstone FC.

The resident population of Perth is around 47,000 and the wider Perth & Kinross Area is 151,950.

Description

The property comprises a level, rectangular site of 0.89 acres, bounded to the north by Crieff Road landscaping, to the West by Newhouse Road and to the South by Strathtay Road.

From the Valuation Roll, the buildings are estimated to extend to 1,944 sqm (20,925 sqft)

Planning / Uses

The site is identified in the LDP as a "Commercial Centre". Consequently various uses including retail, business, leisure, housing could be acceptable. Interested parties should satisfy themselves on their intended use.

Business Rates / EPC

The premises are entered in the valuation roll with a Rateable Value of £69,600

Legal Costs

Each party will be responsible for their own legal costs associated with this transaction. The tenant / purchaser will be responsible for any LBTT and Registration Dues

Lease / Sale Terms

Our client is willing to consider All Enquiries whether to lease or purchase. Terms to be agreed.

All Enquiries

Doug Smart

07850 517 323

doug@smartandco.co.uk

Graeme Duncan

07954 815 365

graeme@smartandco.co.uk



Peter Hutton

07585 509 466

peter@canningvaleproperty.co.uk

