

FOR SALE PROMINENT INDUSTRIAL PROPERTY

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- Unit will be vacant from November 1st 2023
- Existing use of vehicle repair garage
- Across from McDiarmid Park
- 2.5 miles from Perth city centre
- Extends to circa 13,000 sq ft on 0.72 acres
- Ground lease in place until 2111



LOCATION

The property is located between Strathtay Road and Crieff Road in Perth. Occupiers in the area include St Johnstone FC, B&Q and Tesco.

Access to the A9 is 2 minutes away and thereafter Stirling is 27 miles due south with Glasgow 58 miles south west and Edinburgh 47 miles south east.

Perth benefits from a resident population in the region of 48,000 persons.

THE PROPERTY

This single storey industrial property built in the 70's has always been used for motor vehicles repairs. The workshop is supported by a more modern extension which was added in the early 2000s. The workshop is heated and has 3 roller shutter doors with electricity and gas on site.

The smaller office/reception building has two fitted offices with additional storage and WC's.

The buildings are on a tarmacked site extending to circa 0.72 acres which provides additional parking.

TENURE

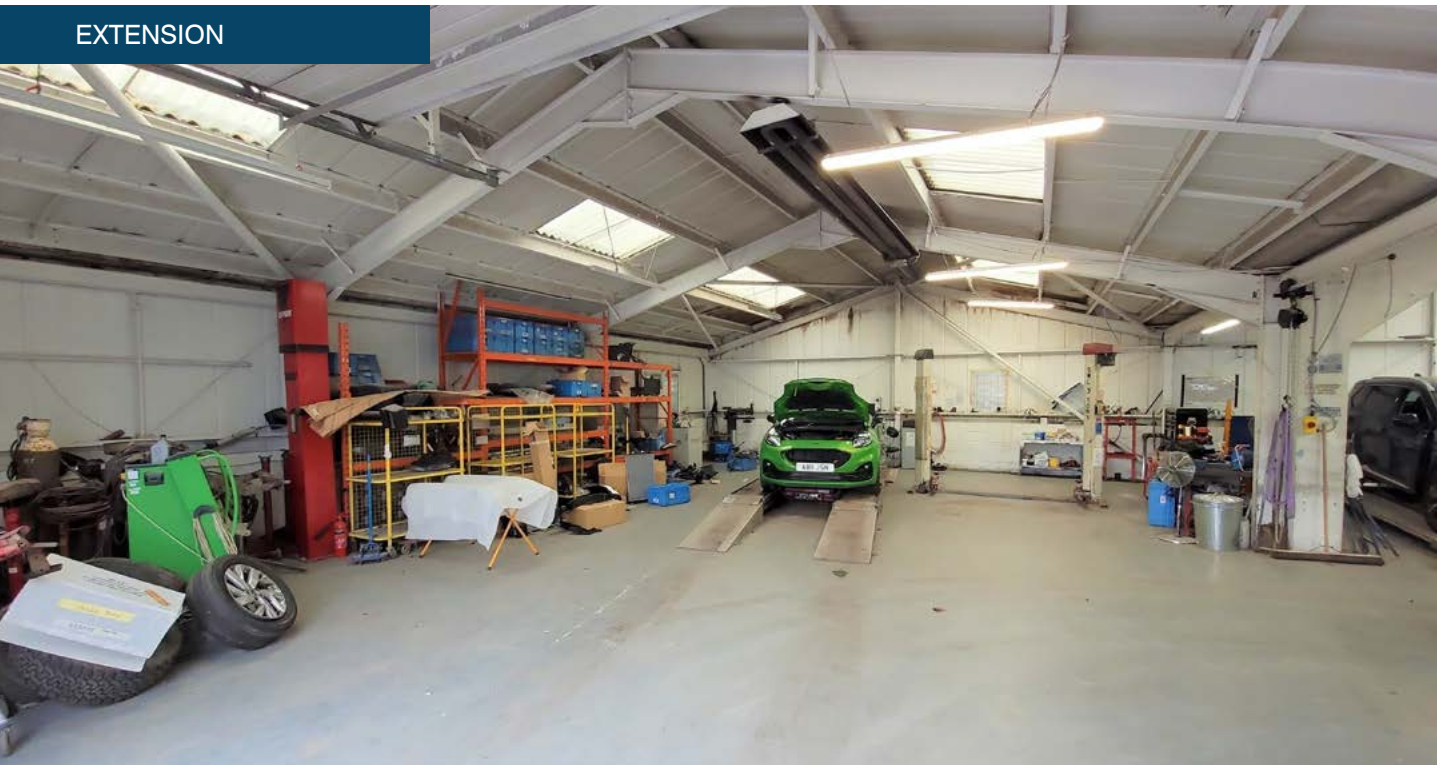
Our client has a long leasehold interest in the property from Perth & Kinross Council that expires 27th May 2111 at a current ground rent payable of £13,100 per annum.

The property is currently let to Fleet Repair Group and their lease expires on on 30th October 2023. The current rent payable is £56,000 per annum.

EPC

We have recently carried out an Energy Performance Assessment for the property and this is available to seriously interested parties.

EXTENSION



ACCESS TO SITE



OFFICE & RECEPTION



RECEPTION INTERNAL



BUILDING SURVEY/CONDITION

A recent building survey report is available for seriously interested parties.

BUSINESS RATES

According to the Scottish Assessor's website, the property has a Rateable Value of £47,600.

PRICE

Our Client is seeking £350,000 for his interest.

VIEWING & FURTHER INFORMATION

Strictly via the sole selling agents:

Jonathan McManus, Partner

DM Hall LLP

Email: Jonathan.mcmanus@dmhall.co.uk

Mobile: 07771 606582

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REFERENCE
WSA2460

DM HALL
CHARTERED SURVEYORS

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