



Industrial Unit, Unit B, Hunter Street, Auchterarder, PH3 1PA

To Let

Industrial Unit

162.18 sq m (1,745 sq ft)

- Modern industrial unit
- Electrically operated roller shutter door
- Conveniently located in Auchterarder not far off the A9 motorway
- Yard space available by separate negotiation
- Rates relief available (subject to eligibility)
- **£600 per month rental (ex vat)**

Location

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 comprises a steel framed semi-detached industrial unit with concrete flooring and electrically operated roller shutter door on the front elevation.

Accommodation

We have measured the property to have a gross internal area of approximately 162.18 sq m (1,745 sq ft).

Lease Terms

Our client is seeking a rental of £7,200 per annum on FRI lease terms for a negotiable period. Yard space is available by separate negotiation.

VAT

All rents are quoted exclusive of vat which will be payable.

Business Rates

The subject property will need to be reassessed for business rates as it is currently included in part of larger entry in the Valuation Roll for the whole site.

The incoming tenant may be eligible for rates relief.

Energy Performance Certificate

Available on request.

Legal Costs

Each party will be liable for their own legal costs incurred.

Enquiries to:

Graeme Duncan

I: 01738 318100

m: 07954 815 365

e: graeme@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.