



Surfaced Storage Yard, West Huntingtower, Perth, PH1 3NU

To Let

## Surfaced Storage Yard Approximately 3 acres of secure hard standing

- Surfaced site suitable for variety of uses
- Extremely well connected just off the A9 by-pass on the western edge of Perth
- Private road with gate leading into site off the A85 (Perth to Crieff Road)
- Up to 3 acres available
- Available for lease at £30,000 per annum

### Location

The property is ideally located on the A85 road between Perth and Crieff a short distance (Approx. 1 km) off the A9 by-pass which connects the site to Scotland's main arterial road network (Aberdeen, Dundee, Inverness, Edinburgh and Glasgow) with 90% of the Scottish population within a 90-minute drive time.

### Description

The subjects site comprises a former quarry site that has been levelled and surfaced with compacted hardcore finish. Access is taken directly off the A85 road with secure gate and fencing surrounding the site and private tarmac road.

### Size

We have measured the useable area of the site (hard standing areas not including the access road) digitally using Promap to be approximately 12,500 sq m (3 acres).

### Terms

We are seeking an annual rent of £30,000 per annum for the whole site.

### VAT

There is no VAT payable on the rent.

### Business Rates

The subject property has two entries in the Valuation Roll. The lower site has a Rateable Value of £7,100 effective 1 April 2023. The upper site has a Rateable Value of £9,500 again effective from 1 April 2023. The incoming tenant may be eligible for 100% rates relief via the small business bonus scheme.

### Legal Costs

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

### Enquiries to:

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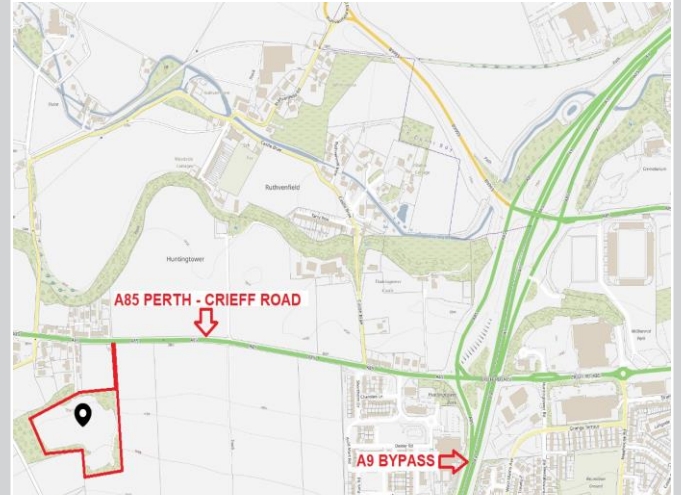
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