

SERVICED OFFICES

- > 100% RATES RELIEF
- > IMMEDIATE ENTRY AVAILABLE
- > RENT FROM £15 PER SQ.FT
- > CAR PARKING AVAILABLE
- > UTILITIES INCLUDED
- > UNLIMITED MEETING ROOM ACCESS (SUBJECT TO CONDITIONS)
- > OFFICES AVAILABLE FROM – 14.16 SQ. M. (157 SQ. FT.) TO 53.66 SQ. M. (563 SQ. FT.)



TO LET/MAY SELL

MULLION HOUSE, MAIDENPLAIN PLACE, ABERUTHVEN, AUCHTERARDER, PH3 1EL

CONTACT: Jonathan Reid, j.reid@shepherd.co.uk 07747 770171 www.shepherd.co.uk



LOCATION

The subjects are located in the small village of Aberuthven which lies approximately 11 miles south of Perth, 1½ miles north of the town of Auchterarder. The property is located on Aberuthven Enterprise Park which comprises a number of occupiers including Doodlebugs Nursery, Blackhills Clinic, Hadden Construction and Prestige Bathroom and Tile Centre. A number of adjacent commercial plots are now under development. The property is prominently located adjacent to the A9 dual carriage between Perth and Stirling providing excellent access to the national road network.

DESCRIPTION

The subjects comprise a detached 2 storey office building which was originally constructed in 2006 and extended to the rear in 2009. They are of timber frame and concrete block construction, harled externally with a pitched concrete tiled roof over. The accommodation comprises a mix of open plan and private offices, consulting room, boardroom, storage, kitchen and toilet facilities. There is tarmac surfaced car parking to the front elevation for approximately 5 vehicles and an additional gravel surfaced car park to the rear for between 10 and 15 vehicles

RATEABLE VALUE

The premises will require to be assessed for rating purposes, but are expected to qualify for 100% rates relief.

ENERGY PERFORMANCE RATING

Awaiting further details. VAT All Prices quoted are exclusive of VAT.

LEGAL FEES

Both parties shall be responsible for their own legal costs with the purchaser responsible for any Land and Building Taxes (LBTT) and registration dues etc.

MONEY LAUNDERING

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also and any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

ACCOMMODATION	SqM	SqFt	Rent
Ground Floor 4	14.63	157	£2,600
First Floor 3	53.66	563	£9,000

The above floor areas above are calculated on a net internal area basis in accordance with RICS Code of Measuring Practice (Sixth Edition)



For further information or viewing arrangements please contact the sole agents:

Shepherd Chartered Surveyors 2 Whitefriars Crescent, Perth, PH2 0PA
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www.shepherd.co.uk



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