

FOR SALE

INDUSTRIAL / TRADE COUNTER + SECURE YARD



Warehouse & Office
Arran Road
Perth, PH1 3DZ

- Prominent Industrial / Trade Counter Unit
- Secure Yard
- Part Income Producing (Short Term)
- 1,346.06 sq.m (14,489 sq.ft)
- Eaves — Min 4m.
- 1.23 Acre Site

LOCATION

The City of Perth has a resident population of approximately 46,000 people with a population of the surrounding catchment area estimated to be in the region of 130,000.

Perth is situated some 20 miles west of Dundee, 40 miles north of Edinburgh and 60 mile north east of Glasgow.

More precisely the subjects are situated on the west side of Arran Road, within the popular North Muirton Industrial Estate. North Muirton Industrial Estate is an established industrial location, home to a number to local, regional and national operators. The subjects are situated close to the A9/Outer ringroad.

The approximate location is shown by the OS plan.

DESCRIPTION

The subjects comprise a substantial industrial/ trade counter unit contained within a secure yard. The subjects are of brick/block construction and held beneath a pitched roof.

At present the property is sub-divided to provide a Trade Counter section to the front of the subjects, accessed directly off Arran Road. The rear part of the building provides a warehouse with various vehicle access doors. A stand alone single storey building sits on to the rear of the site, this currently being occupied by CTD.

The subjects site on a site of 1.23 Acres, or thereby allowing for ample car parking.

The subjects are held on a ground lease from Perth & Kinross Council. The passing rent is £10,000 per annum. The lease commenced on the 28th September 1972 for a 99 year period. Lease documents will be provided to all genuinely interested parties.

ACCOMMODATION

We have measured the property in accordance with the RICS property measurement (2nd edition) which incorporates the RICS code of measuring practice (6th edition) to arrive at the following gross internal area:

1,346.06 sq.m (14,489 sq.ft)

The size accounts for stand alone single storey building.

LEASE TERMS

Part of the property is let to CTD. This section is 3,660 sq.ft.

Lease information will be provided to all genuinely interested parties.

RATEABLE VALUE

The property has a net and rateable value of £56,900.

EPC

Available on request.

PRICE

The subjects are For Sale at offers over £550,000 subjects to both the ground lease and occupation lease.

LEGAL COSTS + VAT

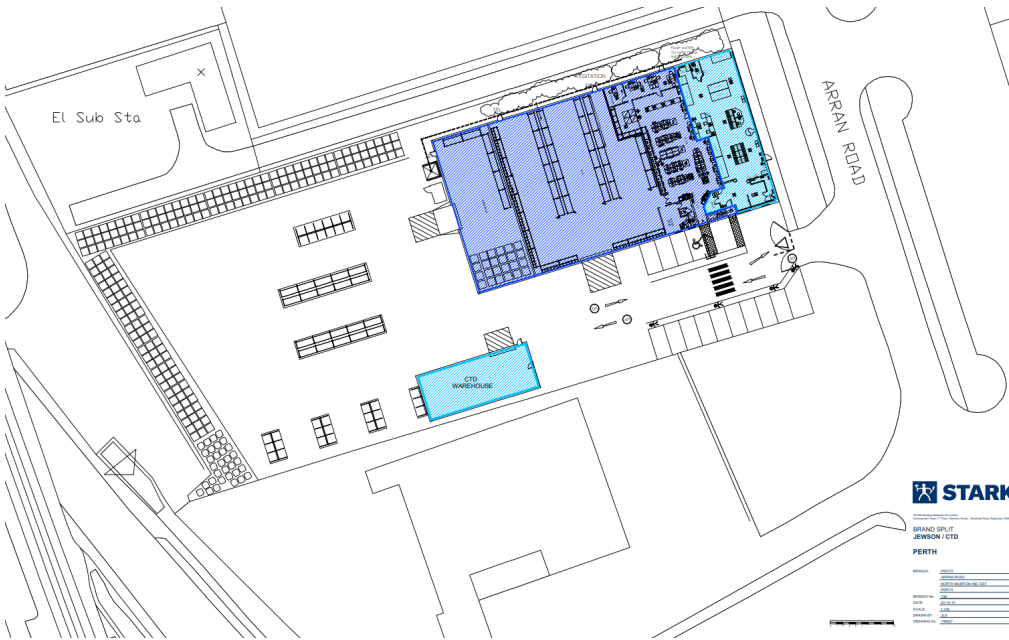
Each party to bear their own legal costs associated with the transaction.

For the avoidance of doubt all figures quoted are exclusive of VAT.

VIEWING AND OFFICE ADDRESS

Viewing is through the sole selling agents.





To arrange a viewing please contact:



Garth Davison
 Director
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 Garth.Davison@g-s.co.uk



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ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude

IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
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5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: March 2025