

# Ryden

## FOR SALE

LAND AVAILABLE FOR A  
VARIETY OF USES

1.287 ACRES (0.521 HECTARES)

**BACK ON MARKET DUE TO ABORTIVE NEGOTIATIONS**



**RIGGS ROAD  
PERTH  
PH1 1PW**



**ST CATHERINE'S  
RETAIL PARK**



FIND OUT MORE AT [RYDEN.CO.UK](https://ryden.co.uk)

**SITE OF 1.287 ACRES  
(0.521 HECTARES)**

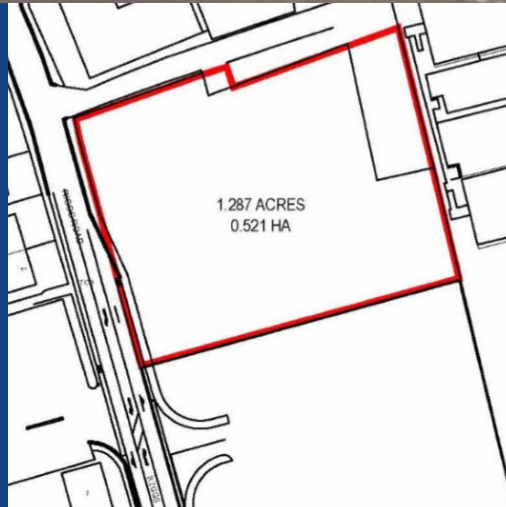
**ADJACENT TO LIDL  
FOODSTORE**

**IN CLOSE PROXIMITY TO ST  
CATHERINE'S RETAIL PARK**

**SUITABLE FOR A VARIETY  
OF USES, SUBJECT  
TO PLANNING**



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## LOCATION

The bustling city of Perth is situated on the banks of the River Tay and is only an hours' drive from Glasgow or Edinburgh. With a population of 47,220 and a wider catchment across Perth and Kinross of 150,000, Perth is one of the most accessible cities in the country and is the gateway to the north of Scotland with excellent access to the major transport routes; the A9 and wider motorway networks.

Situated in a prominent location with frontage onto Riggs Road, the site lies adjacent to Lidl in the centre of Perth. The 189,000 sq ft St Catherine's Retail Park is located only a few minutes walk away and has 160,000 vehicle visits on average per month. Retailers on St Catherine's include Morrisons, B&M, Food Warehouse, Home Bargains, TK Maxx, The Range, Halfords, Pets at Home and Dunelm amongst others.

## DESCRIPTION

This brownfield site has no significant level issues and services are available to the edge of the site boundary.

## SITE AREA

The site extends to approximately 1.287 acres (0.521 hectares).

## TENURE

Heritable interest (Scottish equivalent of Freehold).

## PRICE

Offers are invited for the outright ownership interest.

## PLANNING

The site is allocated as Employment Safeguarding (General) within the Perth Area Local Development Plan 2. It is envisaged that potential, alternative uses for the site may include residential, business space, care home, health centre or mixed use development. Interested parties should make their own enquiries to the Local Planning Authority.

## SITE INVESTIGATION

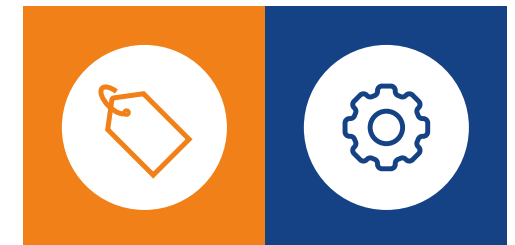
Information is available on the ground conditions to named interested parties.

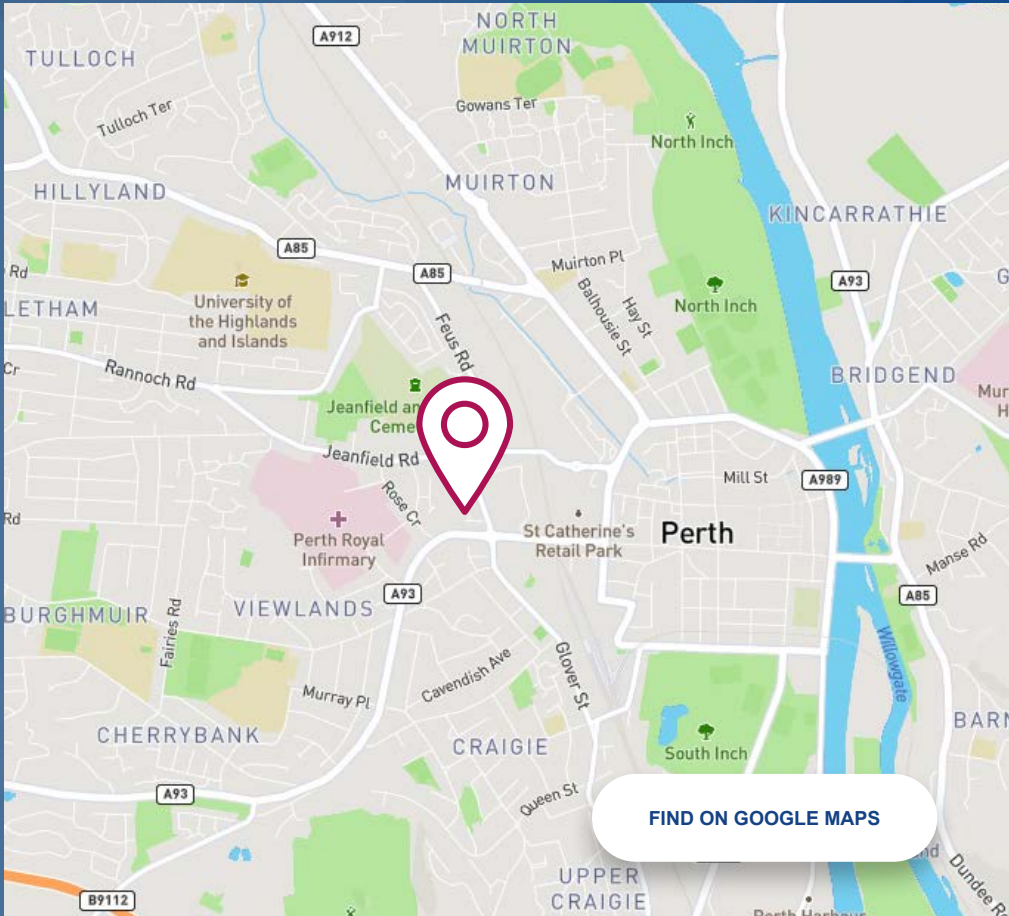
## VAT

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchaser must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

## LEGAL COSTS

In the normal manner, each party will be responsible for their own costs incurred with any purchaser being responsible for Land and Buildings Transactional Tax and registration dues.





# GET IN TOUCH

Please get in touch with our selling agent for more details.

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**Ryden**

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# Ryden

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires the agents acting on both sides of any qualifying transaction to undertake appropriate due diligence in relation to, and in advance of, any such transaction, including identifying and verifying all relevant parties and establishing the source(s) and legitimacy of funding. Both parties will disclose all relevant information, prior to conclusion of missives /exchange, required to enable the agents to meet their respective obligations under the Regulations. Ryden is a limited liability partnership registered in Scotland. Messrs Ryden for themselves and for vendors or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Messrs Ryden has any authority to make or give any representation or warranty what ever in relation to this property. **May 2024**



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