

FOR SALE – On the Instructions of BDO

CLASS 1A



15 Cross Street
Scone, PH2 6LR

- Retail/showroom premises
- Laid out over ground and first floors
- Onsite car parking
- Popular commuter town location
- Possible residential conversion – STC
- 449.0 Sq.M (4,833 sq.Ft.)



To arrange a viewing please contact:



Garth Davison
Director
garth.davison@g-s.co.uk
01382 200 064



Keith Scobbie
Partner
keith.scobbie@g-s.co.uk
01738 445 733

LOCATION

Scone has a resident population of approximately 5,000 persons, being situated some 2/3 miles north east of the larger commercial centre of Perth.

Scone is a popular commuter town with all essential facilities and amenities contained within the town itself. The town benefits from a regular mainline bus route with the nearest train station located in the Perth city centre.

More precisely, the subjects sit on the east side of Cross Street. Surrounding and neighbouring properties are mixed commercial and residential.

The approximate location is shown by the OS plan.

DESCRIPTION

The subjects comprise a single storey, end terraced building with further single and two storey extensions to the side linked by a flat roofed intermediate building. The property is of mixed age and construction.

The property is laid out over ground and first floor levels. Access can be obtained directly off Cross Street or alternatively over the car park off Abbey Road. Car parking allows for circa 12 spaces or so.

Ground floor accommodation is a mixture of open plan and cellular providing showroom and storage facilities. First floor is cellular in layout with offices, staff facilities WC's etc.

The property may suit a variety of uses, subject to the required consents.

ACCOMMODATION

We have measured the site 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 Areas:

FLOOR	DESCRIPTION	SQ.M	SQ.FT
Ground	Retail/ Showroom	369.0	3,970
First	Office/Staff	80.0	860
TOTAL		449	4,830

PRICE

Offers are invited for the Heritable Interest.

EPC

The subjects have a C rating.

RATEABLE VALUE

The subjects have a Net and Rateable Value of £19,300

The unified business rate for the year 2023/2024 is 49.8p exclusive of water and sewerage rates.

LEGAL COSTS + VAT

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

All figures are quoted exclusive of VAT.

VIEWING + OFFICE ADDRESS

Viewing is through the Sole Selling Agents.

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

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6. Date of Publication: March 2024