



NEW BUILD COMMERCIAL UNITS

- > 1,630 SQ. FT. WITH POTENTIAL TO SUB DIVIDE INTO THREE INDIVIDUAL UNITS
- > ANNUAL RENT - £12,500 PER ANNUM
- > SALE PRICE – OFFERS OVER £175,000

FOR SALE/MAY LET

UNIT E, FISHERS WAY, ABERFELDY, PH15 2FR

CONTACT: Jonathan Reid – j.reid@shepherd.co.uk – Tel. 01738 638188 www.shepherd.co.uk



LOCATION

Aberfeldy is a popular tourist town located approximately 28 miles north west of Perth and 15 miles south west of Pitlochry.

Aberfeldy is located on the River Tay close to Loch Tay. The nearest rail facility can be found at Pitlochry which lies on the Perth to Inverness route.

The subjects are located within a mixed residential/commercial location a short distance from the centre of Aberfeldy.

The subjects lie adjacent to a modern residential development being undertaken by Lomond Group and adjacent to the main industrial/commercial estate within Aberfeldy.

DESCRIPTION

The subjects comprise a purpose-built commercial building of steel portal frame construction clad externally with profile metal sheeting. The unit can be sub divided into three individual areas and has 2 loading access doors to the front elevation and a further loading door to the side elevation.

There is a small area of yard and car parking surrounding the subjects.

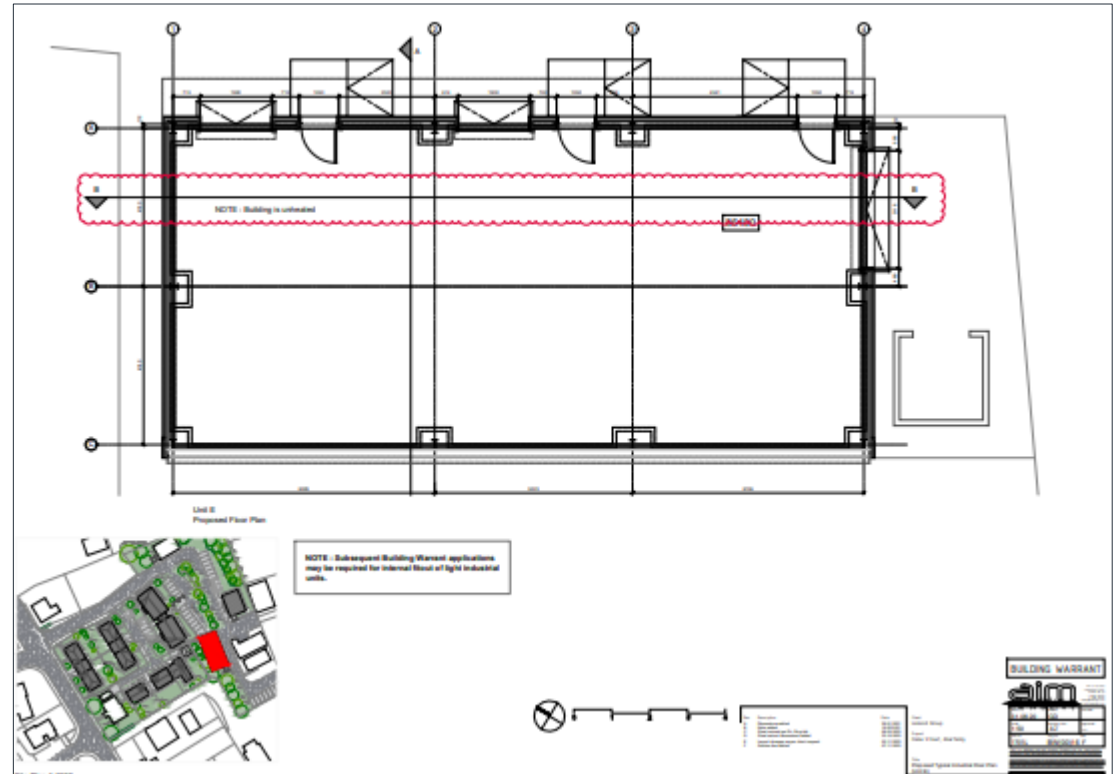
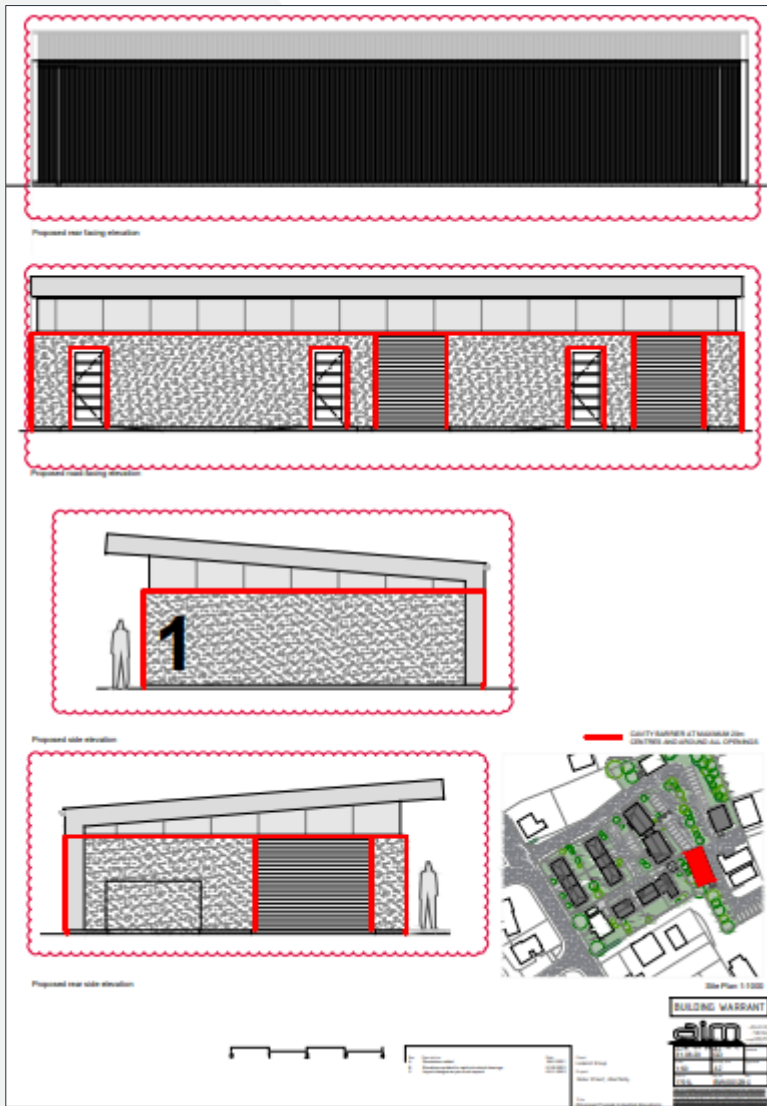
ACCOMMODATION

The total floor area of the subjects extends to 1,630 sq. ft. and as mentioned above could be sub divided into two separate units.

TERMS

Our client is inviting offers in excess of £12,500 per annum or alternatively will consider offers in excess of £175,000 for their heritable interest.





VAT

Prices are quoted exclusive of VAT (if applicable).

RATEABLE VALUE

To be confirmed

EPC

Available upon request.

LEGAL COSTS

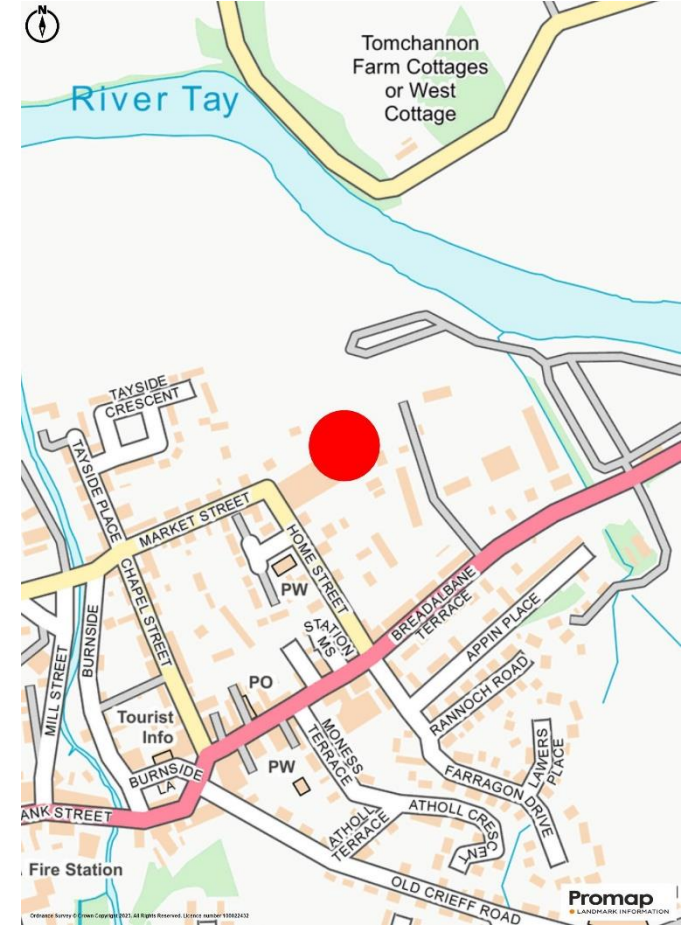
Each party to bear their own legal costs in connection with this transaction.

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.

VIEWING/FURTHER INFORMATION

Strictly by appointment with the sole agent.



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

Shepherd Chartered Surveyors 2 Whitefriars Crescent, Perth, PB2 0PA
Jonathan Reid – j.reid@shepherd.co.uk – Tel. 01738 638188

www.shepherd.co.uk



J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but 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 J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. We comply with the Money Laundering, Terrorist Financing and Transfer of Fund Regulations 2017. **DECEMBER 2023**