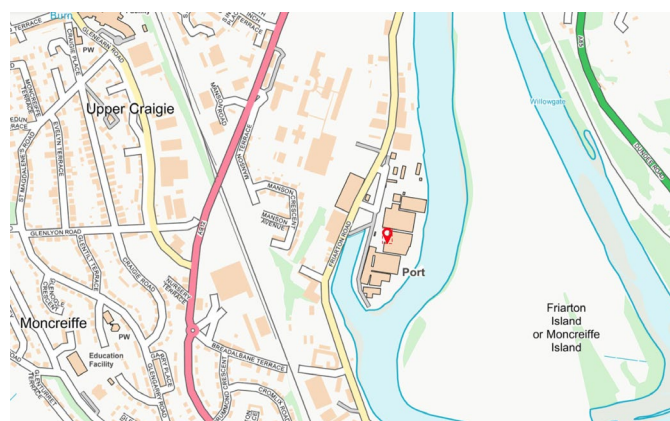




Units 2&3, Shore Road, Perth, PH2 8BD

- Substantial and flexible warehouse accommodation
- Secure Yard (rear of the buildings)
- Excellent transport links close by
- Possible sub-division from 15,390 SQ.FT
- 7.1 Min eaves height
- Total GIA - 3,075.28 SQ.M (33,101 SQ.FT)





LOCATION

The city of Perth has a resident population of approximately 46,000 persons, with the population of the surrounding catchment area estimated to be in the region of 130,000. Perth is situated approximately 20 miles west of Dundee, 40 miles north of Edinburgh and 60 miles north east of Glasgow lying at the hub of Central Scotland's road network.

More precisely, the subjects are situated within the Harbour area of the city, off the east side of Shore Road. The property has excellent access to the city centre and the M90 which provides access to Scotland's major road network. Surrounding operators are mixed commercial in nature.

DESCRIPTION

The subjects comprise a substantial industrial/warehouse facility with its own private and dedicated yard situated at the rear of the building. There is a dedicated parking and loading area situated to the front of the property.

The subjects are of steel frame construction and clad externally. The property is served by various vehicle and pedestrian entrance doors. Internally accommodation is regular in shape and open plan. WC and Staff facilities are contained within Shed 2.

Subject to the necessary consents, the property does allow for sub-division providing 2 separate units. Further information available from the Sole Letting Agents.

ACCOMMODATION

We have measured the subjects in accordance with the RICS Property Measurement 2nd edition and calculate the following Gross Internal Area:

Area	Size (SQ.M)	Size (SQ.FT)
Unit 2	1,646.28	17,720
Unit 3	1,429	15,381
Total	3,075.28	33,101
Secure Rear Yard	0.14 ha	0.34 acres

Min Eaves — 7.1m

Max Eaves — 9.0

LEASE TERMS

The subjects are available to let on standard commercial terms for a period to be negotiated. Further information available from the Sole Letting Agents.

Alternatively the property is available For Sale, subject to the ground lease agreement in place. The ground lease is over part of the property, further information in this regard is available from the Sole Agents..

The ground lease has recently been extended. The lease is been Perth and Kinross Council and Daltrade Limited and expires 15th May 2092. The annual rent is £12,100 per annum. Further lease details can be provided to all genuine parties.

EPC

Available upon request.

RATEABLE VALUE

The subjects are entered in the Valuation Roll at a Rateable Value of £51,500.

The unified Business Rate 2023/24 is 51.1p excluding water and sewage rates.

LEGAL COSTS

Each party will be responsible for their own legal costs.

VAT

For the avoidance of doubt all figures quoted are exclusive of VAT unless otherwise stated and any prospective tenant should satisfy themselves independently as to the incidence of VAT involved in this transaction.

FURTHER INFORMATION AND VIEWING

Further information and viewing arrangements are available by contacting the Sole Letting Agents, Messrs Graham + Sibbald.

To arrange a viewing please contact:



Garth Davison

Director

garth.davison@g-s.co.uk

01382 200 064



Keith Scobbie

Partner

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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: November 2023