

FOR SALE

LEISURE/DEVELOPMENT OPPORTUNITY

**GRAHAM
SIBBALD**



35 Dundee Road
Perth
PH2 7AA

- Former Leisure Centre + Parking
- Adjacent to picturesque Rodney Gardens
- Easily accessible city centre location
- Suitable for redevelopment (STC)
- GIA: 992.50 sq.m (10,682 sq.ft)
- SITE: 0.45 Acres (0.182 Hectares)



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.

The historic setting of Perth attracts a large influx of tourism and offers a number of events throughout the year, while the city centre has an established mix of both independent and national retailers.

More precisely, the subjects are situated off Dundee Road, one of the main traffic thoroughfares into Perth. The property sits directly in front of the well known Rodney Gardens on the eastern banks of the River Tay.

The approximate location is shown by the OS plan.

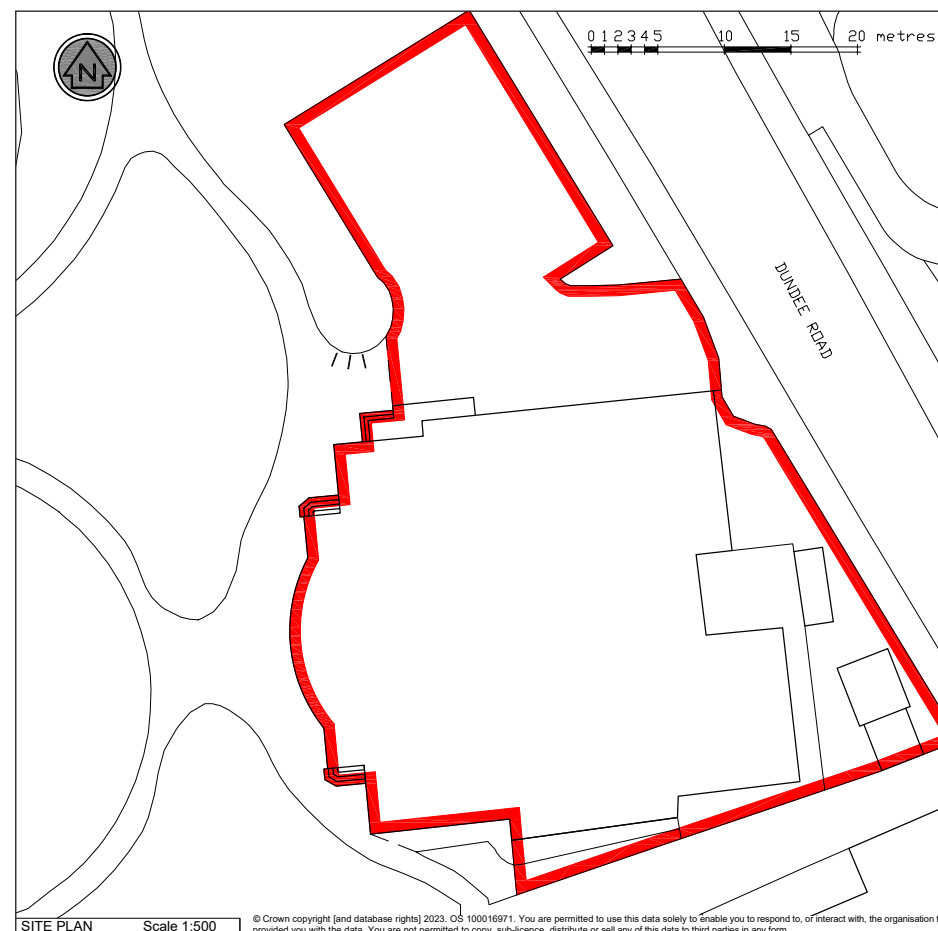
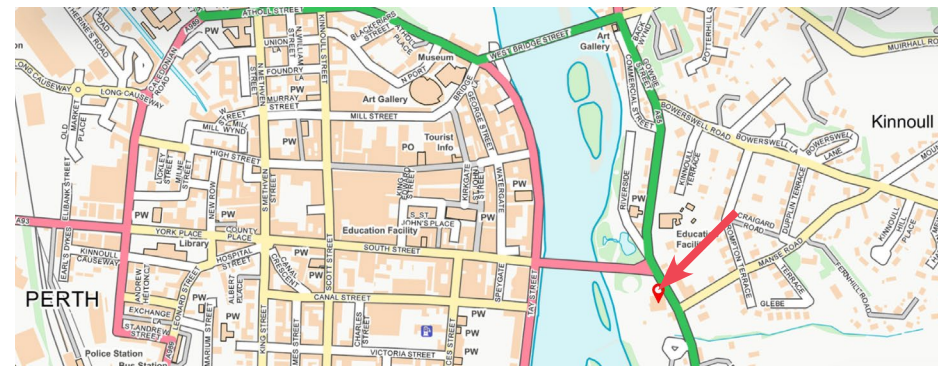
DESCRIPTION

The subjects comprise a former leisure centre with circa 14 car parking spaces. The property is laid out over ground and first floor levels and is predominately of brick/block construction held beneath a multi-pitched roof.

Internally the property is laid out in a cellular nature with ground floor level laid out in connection with the former use. First floor accommodation has a mixture of office and staff facilities.

The subjects may suit a variety of uses, including redevelopment subject to obtaining the required consents.

The area for sale is delineated with the site plan on the sale particulars.



SITE PLAN Scale 1:500 © Crown copyright [and database rights] 2023. OS 100016971. You are permitted to use this data solely to enable you to respond to, or interact with, the organisation that provided you with the data. You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form.

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 Floor Areas:

FLOOR	SQ.M	SQ.FT
Ground	913.0	9,827
First	79.5	855
TOTAL	992.50	10,682

RATEABLE VALUE

The subjects have a Net and Rateable Value of £54,100. The unified business rate for the year 2023/2024 is 51.1p exclusive of water and sewerage rates.

PRICE

The subjects are available For Sale with offers invited for the Heritable Title .



A closing date will be required and interested parties will be notified of the closing date arrangements. Please note, PKC is not bound to accept the highest offer, or any offer received at the closing date. Any offer received before or after the closing date will not be considered.

LEGAL COSTS + VAT

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

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

EPC

Available on request.

VIEWING + OFFICE ADDRESS

Viewing is through the Sole Selling Agents.





To arrange a viewing please contact:



Garth Davison
garth.davison@g-s.co.uk
01738 445 733



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

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.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: July 2023