

# TO LET

## INDUSTRIAL PREMISES



## Workshop & Store, Shore Road Perth, PH2 8BH

- Industrial Premises — suitable for a variety of commercial uses
- Established industrial location
- Prominent roadside position
- May qualify for 100% Rates Relief
- 445 Sq.m (4,790 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.

In 2012, Perth was awarded city status making it Scotland's newest city. The historic setting attracts a large influx of tourism and offers a number of events throughout the year while the city centre itself has attracted a mix of both independent and national retailers.

More precisely, the subjects are situated on the east side of Shore Road within the harbour area of Perth, approximately 1 mile south of Perth City Centre. The surrounding area is an established commercial one with the majority of buildings and occupiers being industrial in their nature.

The approximate location is shown by the OS plan.

## DESCRIPTION

The subjects comprise an Industrial building forming part of a larger building that is part single storey and part two storey in height. The property is of brick/block construction held mainly beneath a pitched roof. There is a small area

of parking to the front of the property, this being used in common with the neighbouring tenants.

Access to the subjects is via a glazed pedestrian entrance door. Internally accommodation is regular in configuration and flexible. The property would suit a number of commercial operators, subject to the appropriate planning consents.

## 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 Area: 445 sq.m (4,790 sq.ft)

## RATEABLE VALUE

The subjects have a Net and Rateable Value of £9,300. The unified business rate for the year 2023/2024 is 49.8p exclusive of water and sewerage rates.

The property may qualify for 100% rates relief. Interested parties should make their own enquiries in this regard.

## TERMS

The subjects are available To Let with offers in the region of £16,000 per annum invited.

It is anticipated that the lease will be structured on standard commercial terms for a period to be negotiated.



## 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 Letting Agents.

To arrange a viewing please contact:



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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.
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