

RETAIL / COMMERCIAL

- > PROMINENT ROADSIDE SITE
- > EXTENSIVE ROAD FRONTAGE
- > EXPANDING RESIDENTIAL AREA
- > IDEAL FOR "NEIGHBOURHOOD" DEVELOPMENT
- > SALE AND LEASE OPTIONS CONSIDERED



FOR SALE / TO LET

BLAIRGOWRIE ROADSIDE SITE, PERTH ROAD, BLAIRGOWRIE, PH10 6EN

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LOCATION

Blairgowrie/Ratray is Perth and Kinross region's largest town, boasting a population in excess of 9,000 persons. Blairgowrie is identified in the current Tay-Plan as a Tier 2 Principal Settlement being expected to grow significantly over the life of The Plan.

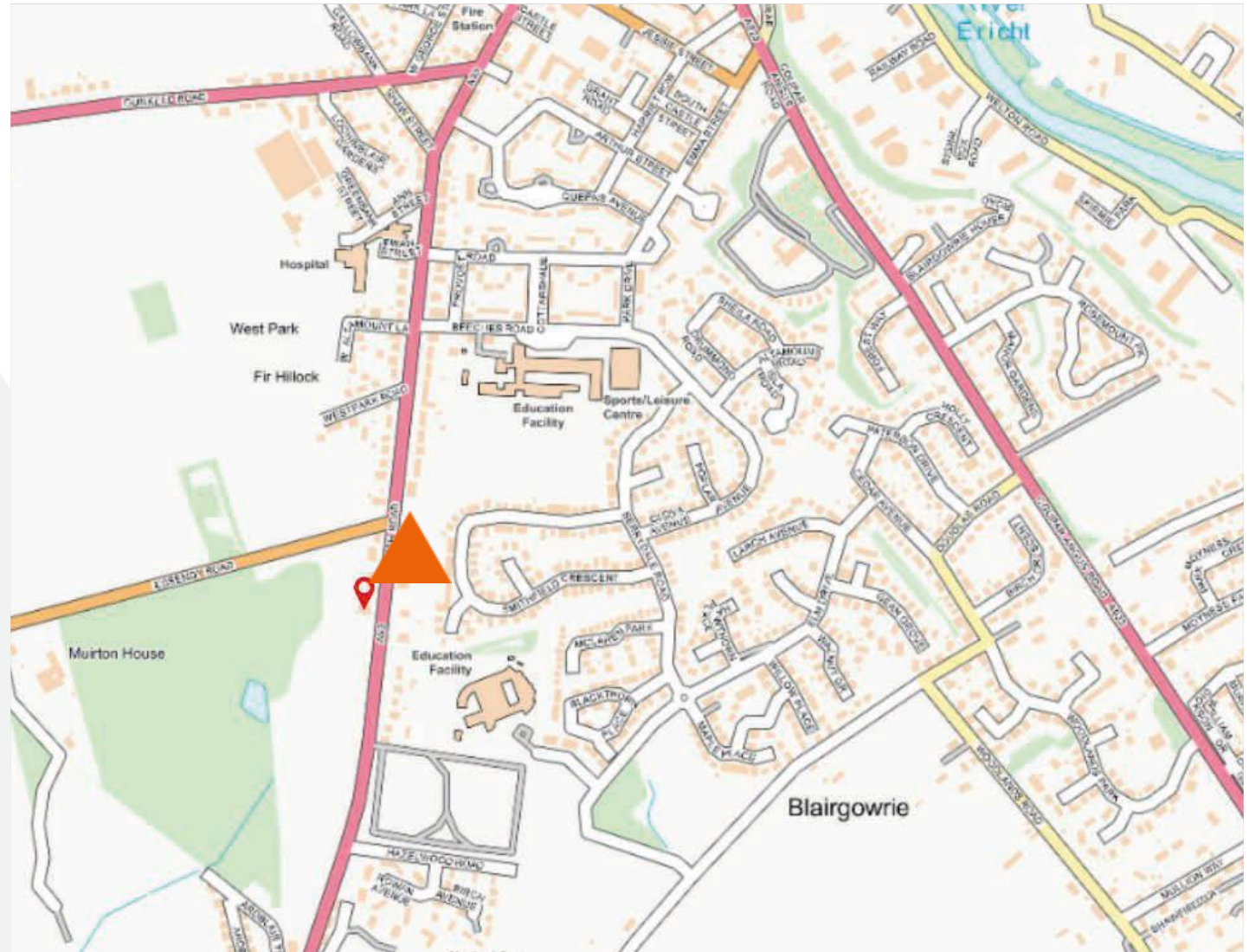
More precisely, the site occupies an extremely prominent roadside position on Perth Road/A93, the main traffic arterial route leading into Blairgowrie town centre.

Surrounding land uses are largely residential in nature. The site sits adjacent to an open area of land zoned for mixed use development including a further 280 houses.

DESCRIPTION

The subject site extends to approximately 0.7 acres has an extensive frontage of approximately 70 meters benefitting from high levels of passing traffic (circa 5,000 car per day – www.roadtraffic.dft.gov.uk).

The current buildings on site comprise car workshop and showroom extending to approximately 301 sq m – with the proposal being for redevelopment for commercial/retail use (subject to planning/ consents).



OPPORTUNITY

Subject to consents, the site offers potential for commercial development, most likely a retail development comprising a terrace of units and associated parking.

Unit sizes and specification will be tailored to the purchaser/tenant demand.

The below plan gives an indicative layout plan for interested parties.

PLANNING

The subjects are covered by the Perth + Kinross Local Development Plan adopted November 2019, being identified within the Blairgowrie Settlement Boundary although with no specific development allocation.

The presumption is therefore that the Council would support uses which respect the nature and amenity of the surrounding area.

A Summary Planning Statement is available on request.





To arrange a viewing please contact:

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

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