WORKSHOP PREMISES

- PROMINENT BUSINESS
- UNIT WOULD SUIT A VARIETY OF USES
- 421.13 SQ. M. (4,533 SQ. FT.)
- RENT £22,665 PER ANNUM

TO LET

6

and the second second





CONTACT: Jonathan Reid – j.reid@shepherd.co.uk – 07318 638188 www.shepherd.co.uk

LOCATION

Perth, which has a population of approximately 45,000 persons (Source: Perth & Kinross Council), the principal area of Perth & Kinross District and has recently been awarded City Status.

Historically, known as the gateway to the Highlands, Perth enjoys close proximity to Scotland's main cities with 90% of the country's population accessible within 90-minute drive time. Dundee lies approximately 22 miles to the east with Edinburgh 43 miles to the south and Glasgow 61 miles to the southwest.

Perth is located at the base of the River Tay in the heart of Scotland with the A9 and A90/M90 giving easy access to Dundee, Edinburgh, Glasgow and the south beyond.

The subjects are situated in the prominent North Muirton Industrial Estate within Kilda Place which comprises a parade of smaller units.

This location provides excellent access to the local and national road network.

DESCRIPTION

The subjects comprise modern workshop and storage accommodation suitable for a variety of business users. They are contained within with a parade of 9 similar units.

The mains walls are of concrete block construction with the roof over being pitched and clad in profile metal sheeting.

The units are accessed via steel roller shutter doors which provide vehicular access into the unit.

There is a common courtyard to the front which provides circulation and private car parking.

RATEABLE VALUE

The premises have been accessed for rating purposes and are entered into the Valuation Roll for the current year at:

Rateable Value: £12,800

The unified Business Rate for 2023/2024 is 49.8 pence

ACCOMMODATION	m² ft²
Unit 6	421.13 4,533
TOTAL	421.13 4,533







UNIT 6 KILDA PLACE, NORTH MUIRTON INDUSTRIAL ESTATE, PERTH, PH1 3RL

EPC

Available upon request

TERMS

The unit is available for lease for a negotiable term of years

Asking Rent - £22,665 Per Annum

VAT

For the avoidance of doubt all prices quoted are exclusive of VAT, which will be charged at a current rate.

VIEWING/FURTHER INFORMATION

Strictly by appointment with the sole letting agent.

LEGAL COSTS

Each party to bear their own legal costs in connection with this transaction with the ingoing tenant being responsible for any registration dues and VAT thereon.

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 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.



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

Shepherd Chartered Surveyors 2 Whitefriars Crescent, Perth, PH2 0PA Jonathan Reid – j.reid@shepherd.co.uk

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 variantly what and transfer of Fund Regulations 2017. **PUBLCATION: MARCH 2024**