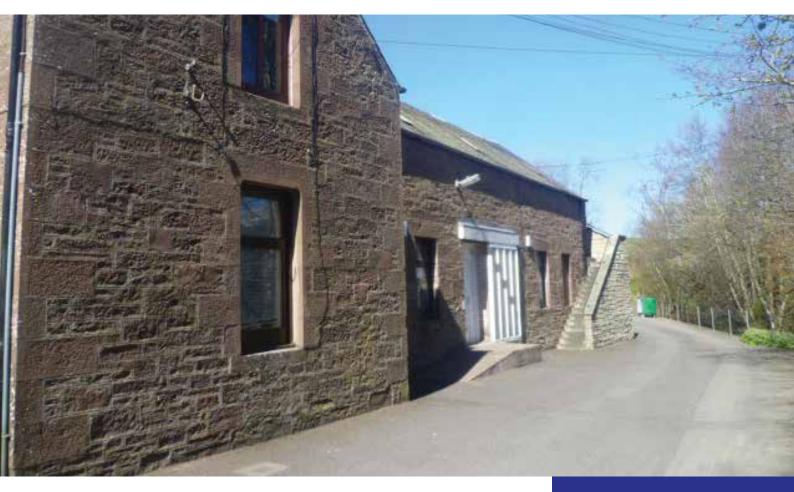
TO LET

OFFICES, STUDIO & WORKSHOP ACCOMMODATION



GLENRUTHVEN MILL, MILTON, AUCHTERARDER, PERTHSHIRE, PH3 1DP



- Small business estate suitable for variety of uses and occupiers.
- Pleasant working environment.
- Competitive and affordable rent.

LOCATION

Auchterarder is a small but prosperous town located within Perth and Kinross District.

The town has a resident population of approximately 4000 persons (Source : Perth and Kinross Council) and is located approximately 15 miles south west of Perth being accessed from the A9 with the world famous Gleneagles Golf Resort nearby.

The town provides typical medical, shopping, banking and school facilities.

The subjects are located within Glenruthven Mill as indicated on the attached location plan. This is an ideal location for those doing business within the local area and provides excellent access to the national road network.

VIEWING & FURTHER INFORMATION: Strictly through the sole letting agents

Jonathan Reid BLE (Hons) MRICS Commercial Department J & E Shepherd Chartered Surveyors 2 Whitefriars Crescent Perth PH2 0PA

Tel: 01738 638188 Fax: 01738 637542

Email: j.reid @shepherd.co.uk

Web: www.shepherd.co.uk





VAT

Prices are quoted exclusive of VAT (if applicable).

VIEWING/FURTHER INFORMATION

Strictly by appointment with the sole letting agents:

Jonathan Reid **BLE (Hons) MRICS**

Email: j.reid @shepherd.co.uk

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DESCRIPTION

The subjects comprise a former mill which has been sub divided and refurbished to provide a variety of storage, warehouse, workshop, office and studio space.

The accommodation is well presented and suitable for a variety of business uses.

ACCOMMODATION

The available space ranges from small office suites of 39 sq. m. (417 sq. ft.) or thereby up to larger workshop accommodation with mezzanine space of 450 sq. m. (4,850 sq. ft.) or thereby.

RATEABLE VALUE

The subjects have been separately assessed and further details can be provided on application.

The unified business rate for 2014/2015 financial year is 47.1/48p.

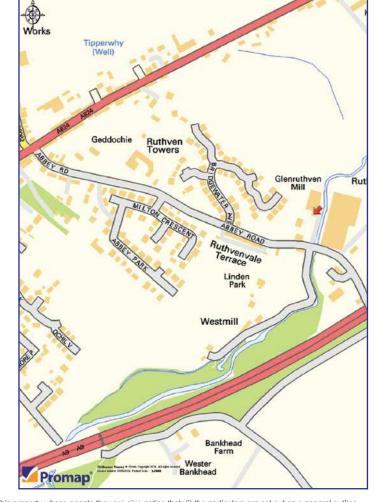
ENERGY PERFORMANCE CERTIFICATE

Awaiting further details.

TERMS

Our client is seeking to lease the units on an individual basis for a negotiable term of years on an attractive rental basis.

Rents start from approximately £5,000 per annum.





The Agents for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise of the correctness of each item; (iii) no person in the employment of the Agents has any authority to make or give any representations or warranty whatever in relation to this property.