

## RETAIL

- > GROSS INTERNAL FLOOR AREA: 890.12 SQ M (9,580 SQ FT)
- > EASY ACCESS TO TRUNK ROAD LINKS
- > RETAIL / FORMER SUPERMARKET
- > OPEN PLAN ACCOMMODATION
- > SUB – DIVISION CONSIDERED
- > ASKING RENT: OFFERS INVITED

TO LET

**FORMER SUPERMARKET, COMMERCIAL STREET, BLAIRGOWRIE,  
PH10 6NL**

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FORMER SUPERMARKET COMMERCIAL  
STREET BLAIRGOWRIE PH10 6NL

**LOCATION**

Blairgowrie is located some 15 miles north of Perth and approximately 20 miles north west of Dundee. Blairgowrie is an established market town with a resident population in the region of 6,500 persons (Source: Perth and Kinross Council).

Blairgowrie is the market town for the surrounding area and a centre for holidaymakers being a well known passing point for tourists and skiers. There is also an emphasis on the agricultural industry in particular soft fruit production.

The town is served by a comprehensive range of facilities and amenities including a wide range of shops with a number of multiple retailers including a Tesco's Supermarket. There is both primary and secondary schooling and in addition the town is served with medical services including a Cottage Hospital.

The subjects are prominently positioned on Commercial Street / Wellmeadow, within the centre of town.

Neighbouring occupiers include Tesco and Angus Hotel.

**EPC**

Awaiting further details.

**DESCRIPTION**

The subjects comprise a large detached single storey self contained retail unit. The property benefits from parking to both the front and rear.

The property would be suitable for a variety of retail use.

**RATEABLE VALUE**

Net and Rateable Value: £62,200.

The Unified Business Rate for the financial year 2019/2020 is 51.6 pence exclusive of water and sewerage.

**PROPOSAL**

Our clients wish to lease the property for a term of years to be negotiated.

Offers are invited for the lease of the premises.

**VAT**

Prices are quoted exclusive of VAT (if applicable).

**PROFESSIONAL FEES**

Both parties shall be responsible for their own legal costs with the ingoing tenant assuming responsibility for LBTT, registration dues and managemrnt charges, where applicable.

ACCOMMODATION	SqM	SqFt
Ground Floor	890.12	9,580
Sub-Division Possible		
<b>TOTAL</b>	<b>890.12</b>	<b>9,580</b>

The subjects have been calculated on a gross internal area basis in accordance with the RICS Code of Measuring Practice (Sixth Edition).



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

**Shepherd Chartered Surveyors** 2 Whitefriars Crescent, Perth, PH2 0PA. Tel: 01738 638188  
Jonathan Reid – j.reid@shepherd.co.uk

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