

- > PROMINENT OFFICE, STUDIO & SHOWROOM PROPERTY
- > SEPARATE SELF CONTAINED UNIT PREVIOUSLY USED FOR FOOD USE.
- > LOCATED JUST OFF INVERALMOND ROUNDABOUT OPPOSITE THE HIGHLAND GATEWAY RETAIL PARK AND ADJACENT TO THE MOTOR MILE
- > 2 SEPARATE GROUND FLOOR UNITS EXTENDING TO 48.5 SQ. M. (522 SQ. FT.)
- > RENT - £10,000 PER ANNUM PER UNIT

564
north

564
north

TO LET

OFFICE, STUDIO & SHOWROOM, RUTHVENFIELD ROAD, INVERALMOND INDUSTRIAL ESTATE, PERTH, PH1 3EE

CONTACT: Jonathan Reid – j.reid@shepherd.co.uk – Tel. 01738 638188

www.shepherd.co.uk



LOCATION

Perth, which has a population of approximately 45,000 persons (Source: Perth & Kinross Council), is 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.

Located in the Inveralmond area of Perth the property occupies a prominent position close to the Highland Gateway Retail Park on Ruthvenfield Road which is the main spine road leading into Inveralmond Industrial Estate.

DESCRIPTION

The subjects comprise 2 self contained ground floor studio, office or showroom space. It is contained within a modern two storey detached showroom and office building which has been sub divided and now occupied by a number of tenants.

The property is accessed to the front elevation into an open plan shared reception area. The accommodation comprises a single open plan room.

The adjoining unit is self contained with additional private access door to the front elevation and was previously in food use.

There is sufficient car parking serving the property.

TERMS

Our client is seeking rental offers in the region of £10,000 per annum for each unit for a negotiable period of time.

RATEABLE VALUE

£4,850

The property therefore qualifies for 100% rates relief.

EPC

Available on request.

VAT

All prices quoted are exclusive of VAT

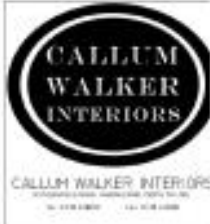
LEGAL COSTS

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.

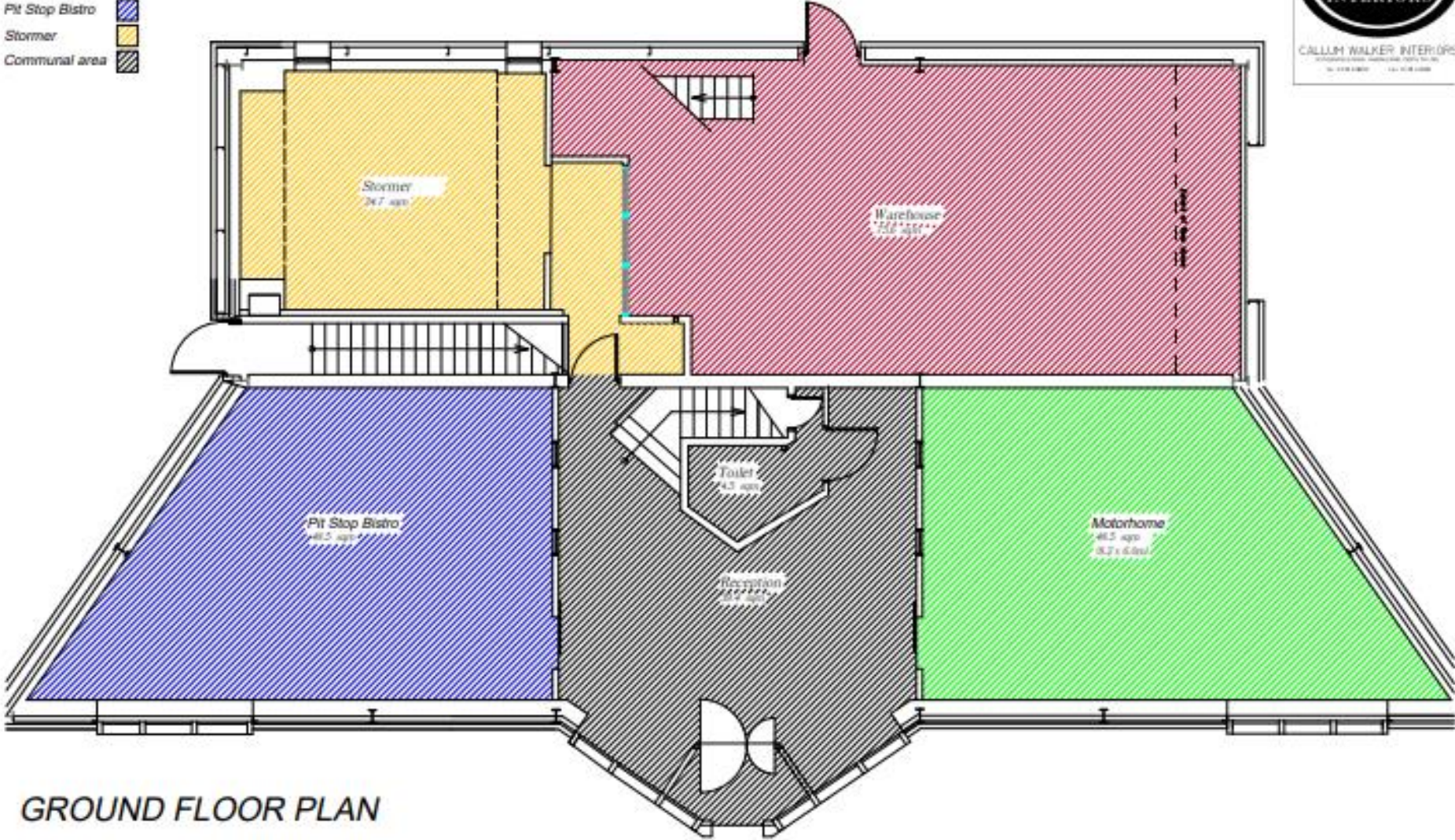
MONEY LAUNDERING

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 any 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.





- Warehouse
- Motor Hub
- Pit Stop Bistro
- Storeroom
- Communal area



GROUND FLOOR PLAN

OFFICE, STUDIO & SHOWROOM, RUTHVENFIELD ROAD, INVERALMOND INDUSTRIAL ESTATE, PERTH, PH1 3EE



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

Shepherd Chartered Surveyors 2 Whitefriars Crescent, Perth, PB2 0PA
Jonathan Reid – j.reid@shepherd.co.uk – Tel. 01738 638188

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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 warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. We comply with the Money Laundering, Terrorist Financing and Transfer of Fund Regulations 2017. **MAY 2022**