

## SNACK BAR & TAKEAWAY

- > OFFERS OVER £70,000
- > FULLY FITTED AND READY TO OCCUPY
- > ESTABLISHED BUSINESS TRADING AS THE MUNCH BOX
- > NET AREA – 37.5 SQ. M. (404 SQ. FT.)
- > BUSY LOCATION WITH ON STREET PARKING
- > SIGNIFICANT RESIDENTIAL DEVELOPMENT NEARBY

 **The Munch Box** 

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# FOR SALE

**59 PERTH STREET, BLAIRGOWRIE, PH10 6DL**

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## LOCATION

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

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.

The subjects are prominently located on Perth Street on a busy vehicular thoroughfare to and from the town centre. On street car parking is available nearby and the subjects sit directly opposite a Co-op Convenience Store.

There is a large number of residential properties within the vicinity and more housing planned within Blairgowrie which should boost businesses within this location.

## DESCRIPTION

The subjects comprise a ground floor snack bar and takeaway trading as 'The Munch Box'.

They are contained within an end terraced two storey property of stone construction with pitched slate roof over.

The property is accessed via a UPVC double glazed pedestrian door with large UPVC double glazed frontage,

Internally the property is fully fitted for continuation of the existing use and all fixtures and fittings are included within the purchase price.

ACCOMMODATION	SqM	SqFt
Ground Floor		
Serving Area, Kitchen and Preparation Area, Store and W.C.	37.50	404
<b>TOTAL</b>	<b>37.50</b>	<b>404</b>

## RATEABLE VALUE

The subjects have been assessed for rating purposes and have been entered in the valuation roll at:

Rateable Value - £3,450

The property therefore qualified for 100% rates relief.

## TERMS

Our client is inviting offers in excess of £70,000 for their heritable interest.



### EPC

Rating 'G'.

### VAT

Prices are quoted exclusive of VAT (if applicable).

### LEGAL COSTS

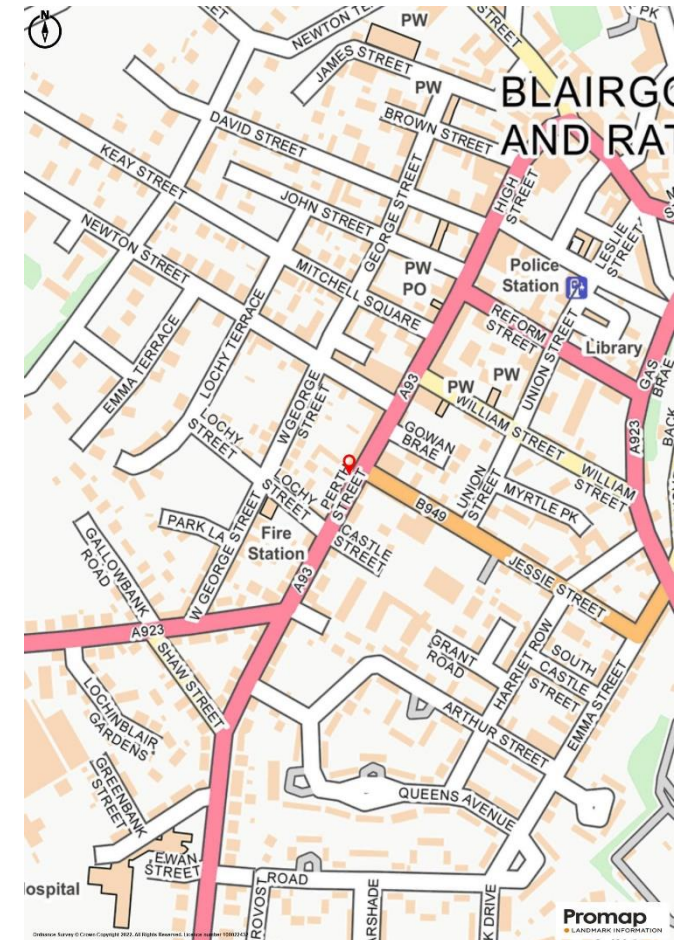
Each party to bear their own legal costs in connection with this transaction.

### 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.

### VIEWING/FURTHER INFORMATION

Strictly by appointment with the sole selling agents.



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

**Shepherd Chartered Surveyors** 2 Whitefriars Crescent, Perth, PH1 0PA – 01738 638188  
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