



## NEW BUILD COMMERCIAL UNITS

- > 3 X INDIVIDUAL UNITS – 50 SQ.M (538 SQ.FT) EACH
- > ANNUAL RENT - £5,000 PER ANNUM PER UNIT
- > SALE PRICE – FIXED PRICE £66,950 TO £69,950 PER UNIT.

**FOR SALE/MAY LET**

**UNIT E, FISHERS WAY, ABERFELDY, PH15 2FR**

**CONTACT:** Jonathan Reid – [j.reid@shepherd.co.uk](mailto:j.reid@shepherd.co.uk) – Tel. 01738 638188 [www.shepherd.co.uk](http://www.shepherd.co.uk)



**LOCATION**

Aberfeldy is a popular tourist town located approximately 28 miles north west of Perth and 15 miles south west of Pitlochry.

Aberfeldy is located on the River Tay close to Loch Tay. The nearest rail facility can be found at Pitlochry which lies on the Perth to Inverness route.

The subjects are located within a mixed residential/commercial location a short distance from the centre of Aberfeldy.

The subjects lie adjacent to a modern residential development being undertaken by Lomond Group and adjacent to the main industrial/commercial estate within Aberfeldy.

**DESCRIPTION**

The subjects comprise a purpose-built commercial building of steel portal frame construction clad externally with profile metal sheeting. The unit is sub divided into three individual units each with separate loading door..

There is a small area of yard and car parking surrounding the subjects.

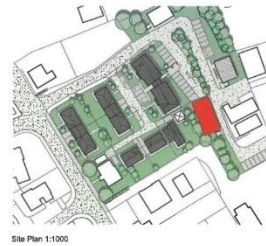
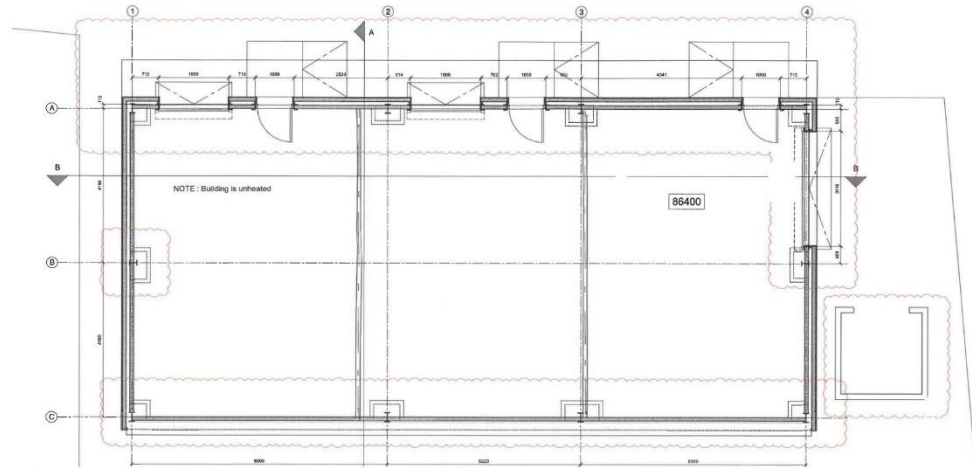
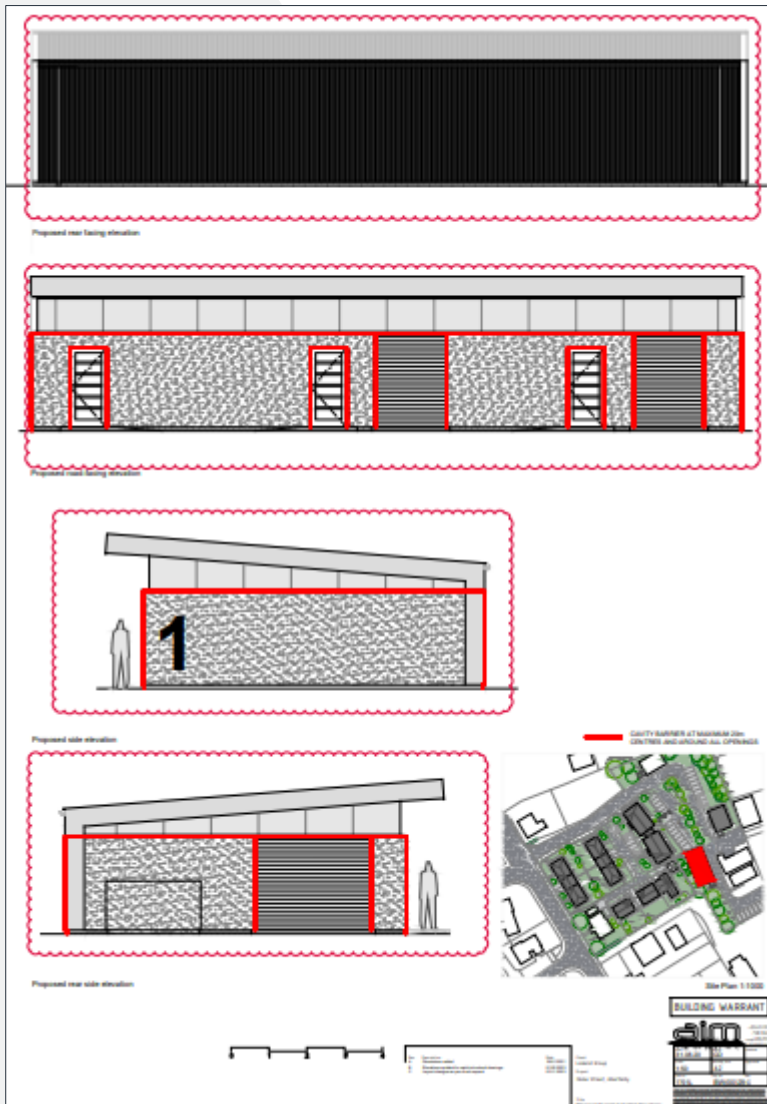
**ACCOMMODATION**

Each unit will extend to 50 sq.m (538 sq.ft).

**TERMS**

Our client is inviting offers of £5,000 per annum per unit or alternatively will consider sale of their heritable interest at a fixed price of £66,950 for Units 1 and2 (front loading) and £69,950 for Unit 3 (side loading).





NOTE: Subsequent Building Warrant applications may be required for internal fitout of light industrial units.



No.	Description	Date	Drawn
1	Issue for comment	21/08/20	[Redacted]
2	Issue for comment	21/08/20	[Redacted]
3	Issue for comment	21/08/20	[Redacted]
4	Issue for comment	21/08/20	[Redacted]
5	Issue for comment	21/08/20	[Redacted]

**BUILDING WARRANT**

**aim**

21/08/20

1:50

11003

86400/18.2

Proposed Typical Industrial Floor Plan (1:500)



**VAT**

Prices are quoted exclusive of VAT (if applicable).

**RATEABLE VALUE**

To be confirmed

**EPC**

Available upon request.

**LEGAL COSTS**

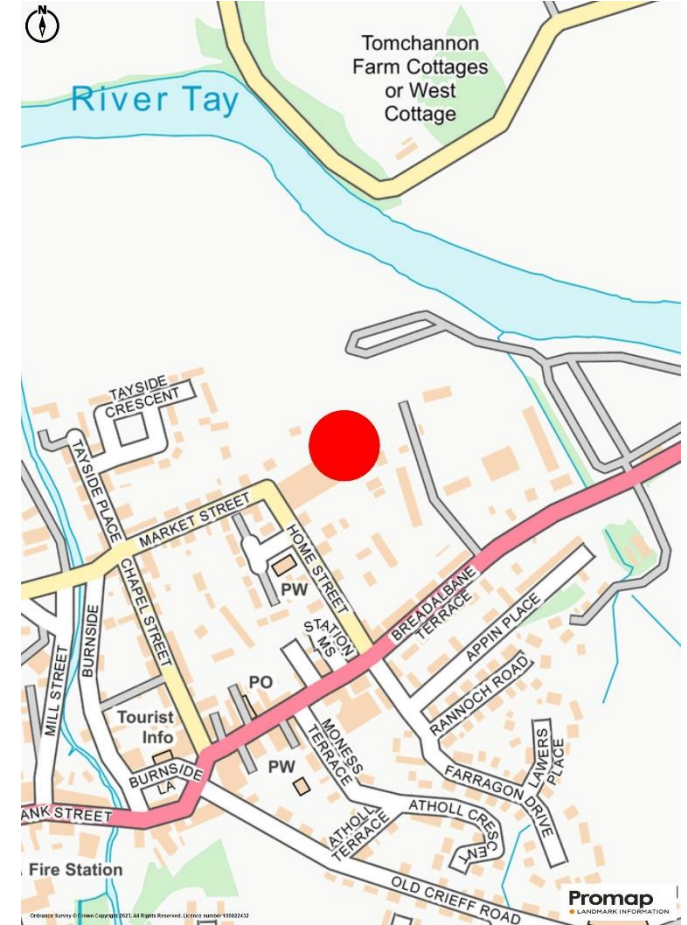
Each party to bear their own legal costs in connection with this transaction.

**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 agent.



**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](mailto:j.reid@shepherd.co.uk) – Tel. 01738 638188

[www.shepherd.co.uk](http://www.shepherd.co.uk)



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