

## WORKSHOP PREMISES

- > PROMINENT BUSINESS LOCATION
- > UNIT WOULD SUIT A VARIETY OF USES
- > 421.13 SQ. M. (4,533 SQ. FT.)
- > RENT - £22,665 PER ANNUM

TO LET

**UNIT 6 KILDA PLACE, NORTH MUIRTON INDUSTRIAL ESTATE, PERTH, PH1 3RL**

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**LOCATION**

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

The subjects are situated in the prominent North Muirton Industrial Estate within Kilda Place which comprises a parade of smaller units.

This location provides excellent access to the local and national road network.

**DESCRIPTION**

The subjects comprise modern workshop and storage accommodation suitable for a variety of business users. They are contained within with a parade of 9 similar units.

The mains walls are of concrete block construction with the roof over being pitched and clad in profile metal sheeting.

The units are accessed via steel roller shutter doors which provide vehicular access into the unit.

There is a common courtyard to the front which provides circulation and private car parking.

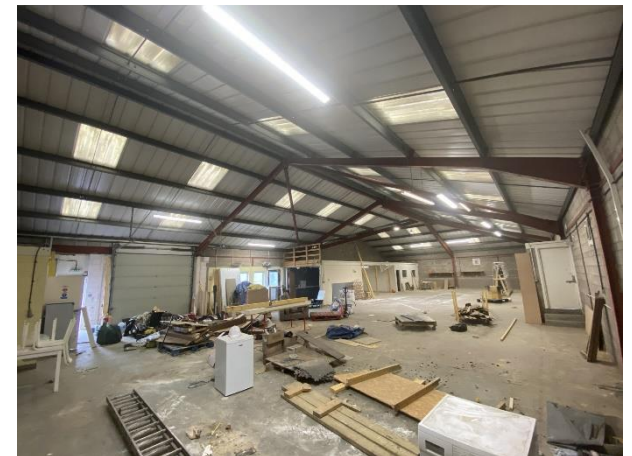
**RATEABLE VALUE**

The premises have been accessed for rating purposes and are entered into the Valuation Roll for the current year at:

Rateable Value: £12,800

The unified Business Rate for 2023/2024 is 49.8 pence

ACCOMMODATION	m <sup>2</sup>	ft <sup>2</sup>
Unit 6	421.13	4,533
<b>TOTAL</b>	<b>421.13</b>	<b>4,533</b>



### EPC

Available upon request

### TERMS

The unit is available for lease for a negotiable term of years

Asking Rent - £22,665 Per Annum

### VAT

For the avoidance of doubt all prices quoted are exclusive of VAT, which will be charged at a current rate.

### VIEWING/FURTHER INFORMATION

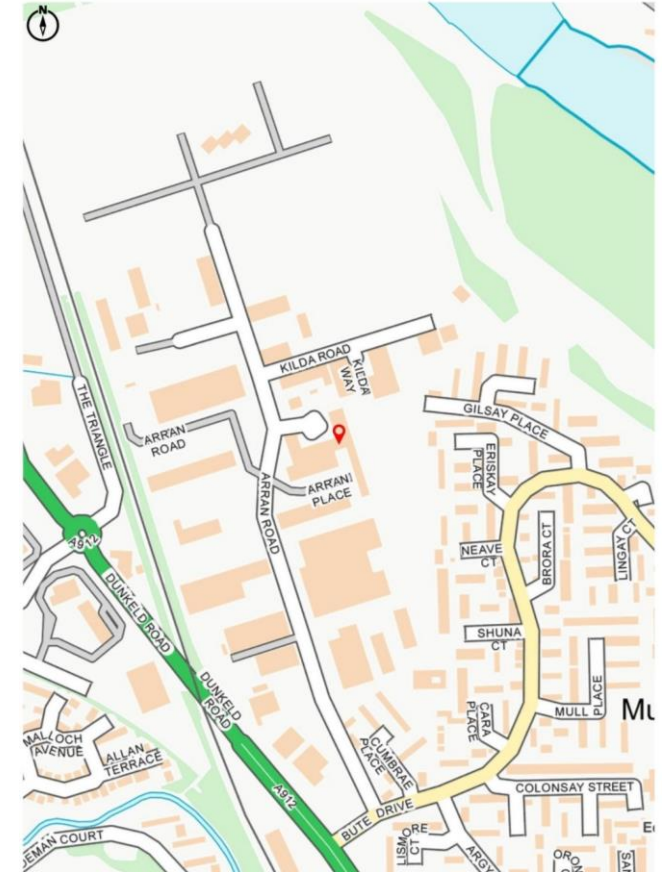
Strictly by appointment with the sole letting agent.

### 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 26<sup>th</sup> June 2017. This now requires us to conduct due diligence not only on our client but also and 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.



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

**Shepherd Chartered Surveyors** 2 Whitefriars Crescent, Perth, PH2 0PA  
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[www.shepherd.co.uk](http://www.shepherd.co.uk)

