

## MODERN COMMERCIAL/ TRADE COUNTER PREMISES

- > PROMINENTLY LOCATED ON MAIN COMMERCIAL ESTATE WITHIN BLAIRGOWRIE TOWN CENTRE
- > 250 SQ.M (2,692 SQ.FT) AND YARD
- > SUITABLE FOR VARIETY OF USES CURRENTLY IN USE AS MOT CENTRE
- > RENTAL OFFERS OF £25,000



# TO LET

**TERMINUS STREET, BLAIRGOWRIE, PH10 6NW**

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**LOCATION**

Blairgowrie is located some 15 miles north of Perth and approximately 20 miles north west of Dundee. This 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 located within the area known as Welton Industrial Estate which lies a short distance from Blairgowrie Town Centre.

**DESCRIPTION**

The subjects comprise a modern purpose built (2006) commercial and trade counter unit currently in use as a MOT and tyre repair centre.

The property is of steel portal frame construction clad externally with metal cladding to the front and side with profile metal sheeting to the rear. The roof over is mono pitched and clad with profile metal sheeting.

The property is accessed via a pedestrian door to the front elevation leading into an office/reception area with associated toilet and kitchen facilities. The workshop accommodation is accessed via three roller shutter doors to the front elevation leading into an open plan workshop providing an internal eaves height of approximately 4 m.

The site is accessed off Terminus Street and the unit benefits from a tarmac/concrete surfaced yard which provides customer car parking and circulation facilities. The site area is understood to extend to approximately 0.19 acres.

ACCOMMODATION	SQ. M.	SQ. FT.
Ground Floor		
Workshop	250.55	2,692
<b>TOTAL</b>	<b>250.55</b>	<b>2,692</b>

**RATABLE VALUE**

The property has been assessed for rating purposes at £13,700

**TERMS**

Our client is offering the premises for lease for a negotiable term at rental offers in excess of £25,000 per annum.

**EPC**

To be confirmed.

**VAT**

Prices are quoted exclusive of VAT.

**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 letting agents.



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

**Shepherd Chartered Surveyors** 12 Whitefriars Crescent, Perth, PJH2 0PA  
Jonathan Reid – j.reid@shepherd.co.uk 01738 638188

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



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