

**FOR SALE**

## OFFICE PREMISES

- > POTENTIAL FOR CONVERSION TO RESIDENTIAL
- > NET AREA – 50.21 SQ. M. (540 SQ. FT.)
- > REAR GARDEN GROUND AND OFF STREET CAR PARK SPACE TO THE FRONT
- > 100% RATES RELIEF AVAILABLE
- > OFFERS IN EXCESS OF £50,000

ANDREW M. MANSON & CO  
Estate Brokers

**125 PERTH ROAD, SCONE, PH2 6JL**

Contact: Jonathan Reid, [j.reid@shepherd.co.uk](mailto:j.reid@shepherd.co.uk), 01738 638188 [www.shepherd.co.uk](http://www.shepherd.co.uk)

**LOCATION**

Scone is located approximately 2 miles northeast of Perth and comprises a small but expanding commuter village with all usual amenities.

The subjects are located on the main thoroughfare in a mixed residential and commercial area.

**DESCRIPTION**

The subjects comprise a semi-detached office of stone and block construction with pitched slate roof over and rear extension of block construction roughcast externally and with mono pitched profile metal sheet roof over.

The property is accessed to the front elevation and comprises an open plan office/reception, kitchen and W.C. with additional rear office.

An access door leads to the rear which comprises a small area of ground.

To the front elevation there is an area of ground which would provide off street car parking for one vehicle.

ACCOMMODATION	m <sup>2</sup>	ft <sup>2</sup>
<b>Ground Floor</b>		
Office/Reception, Private Office, Kitchen and W.C.	50.21	540
<b>TOTAL</b>	<b>50.21.</b>	<b>540</b>

**RATEABLE VALUE**

£3,850

**EPC**

Available upon request

**TERMS**

Our client is inviting offers in excess of £50,000 for their heritable interest.

**PLANNING**

All interested parties should make their own enquiries to Perth & Kinross Council Planning Department.

**VAT**

Prices are quoted exclusive of VAT (if applicable).

**LEGAL COST**

Each party will to bear their own legal costs in connection with the sale of the property.

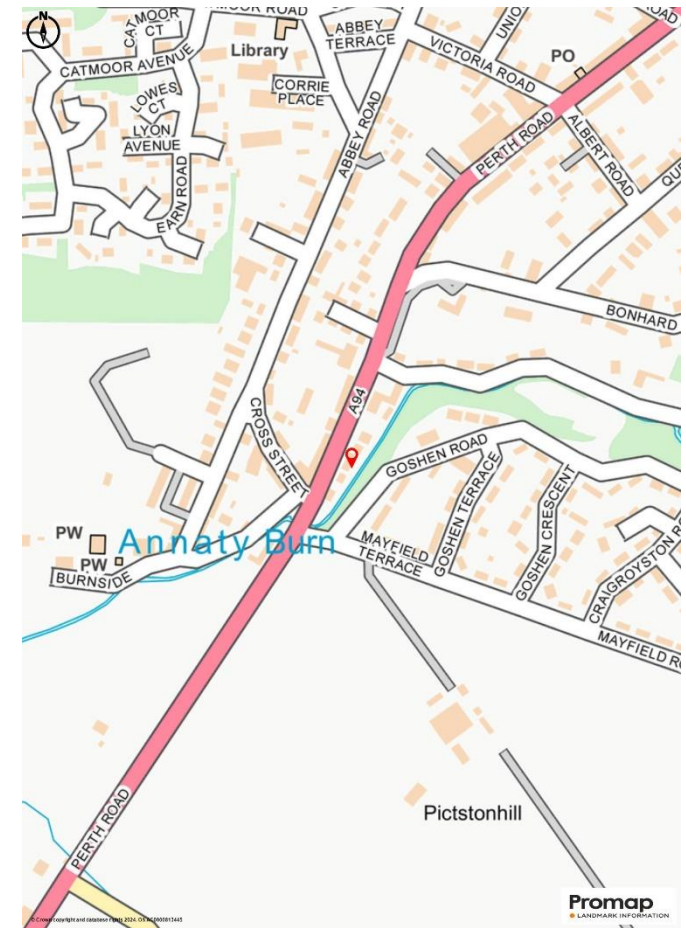


**MONEY LAUNDERING**

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.

**FURTHER INFORMATION AND VIEWING**

Further information and viewing arrangements are available by contacting the Sole Selling Agents.



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

Shepherd Chartered Surveyors 2 Whitefriars Crescent, Perth, PH2 0PA – 01738 638188  
Jonathan Reid – j.reid@shepherd.co.uk

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

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. PUBLICATION: JUNE 2024

