



LIGHT INDUSTRIAL UNIT

- > PLANNED OVER GROUND AND FIRST FLOOR
- > GROUND FLOOR – 37.24 SQ. M. (400 SQ. FT.)
- > FIRST FLOOR – 37.24 SQ. M. (4– SQ. FT.)
- > SALE PRICE – OFFERS OVER £175,000

FOR SALE

UNIT F, FISHERS WAY, ABERFELDY, PH15 2FR

CONTACT: Jonathan Reid – j.reid@shepherd.co.uk – Tel. 01738 638188 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.

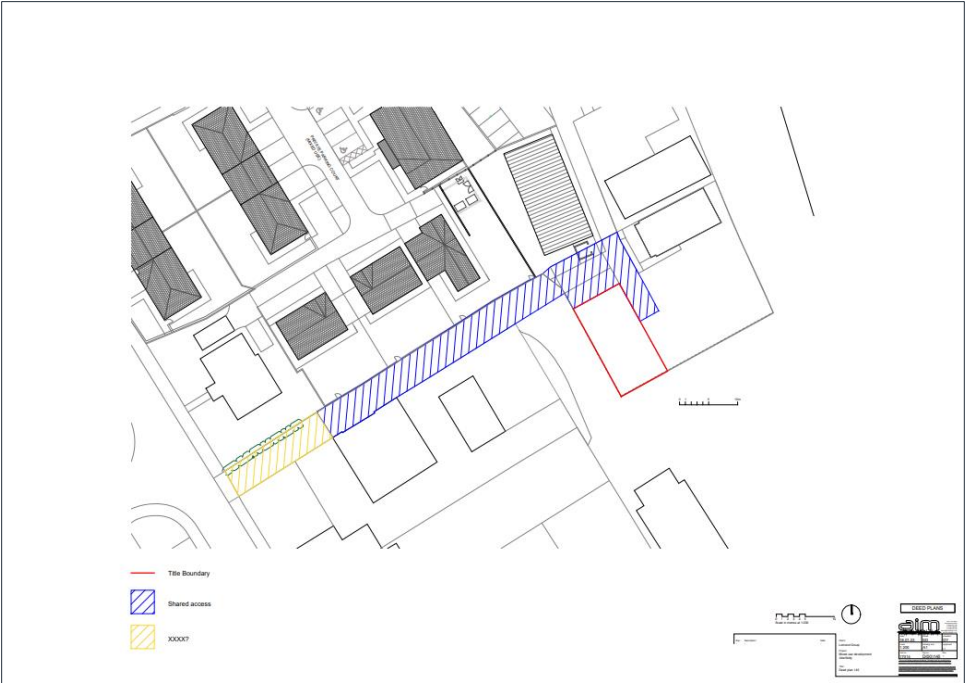
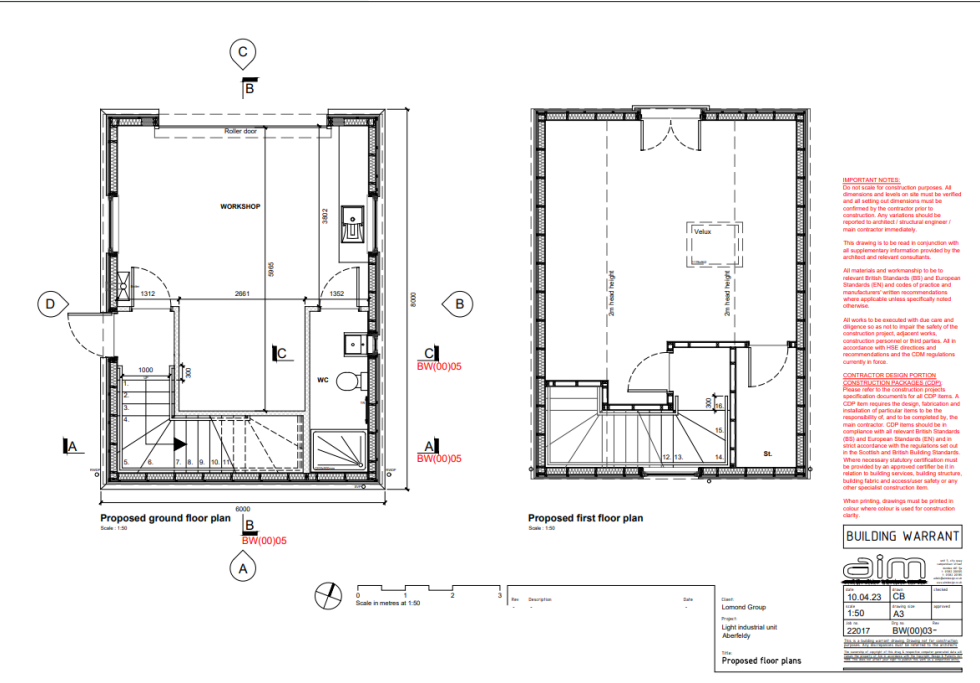
The subjects lie adjacent to a modern residential development being undertaken by Lomond Group and adjacent to the main industrial/commercial estate within Aberfeldy.

DESCRIPTION

The subjects comprise a refurbished light industrial unit planned over ground and first floor. The ground floor provides open plan workshop space with W.C. and accessed via a vehicular roller door. Internal stairs provide access to first floor accommodation which can be utilised for a variety of purposes.

ACCOMMODATION	SQ. M.	SQ. FT.
Ground Floor	37.24	400
First Floor	37.24	400
TOTAL	74.48	800





TERMS

Our client is inviting offers in excess of £175,000 for their heritable interest.

VAT

Prices are quoted exclusive of VAT (if applicable).

RATEABLE VALUE

To be assessed.

EPC

Available upon request.

LEGAL COSTS

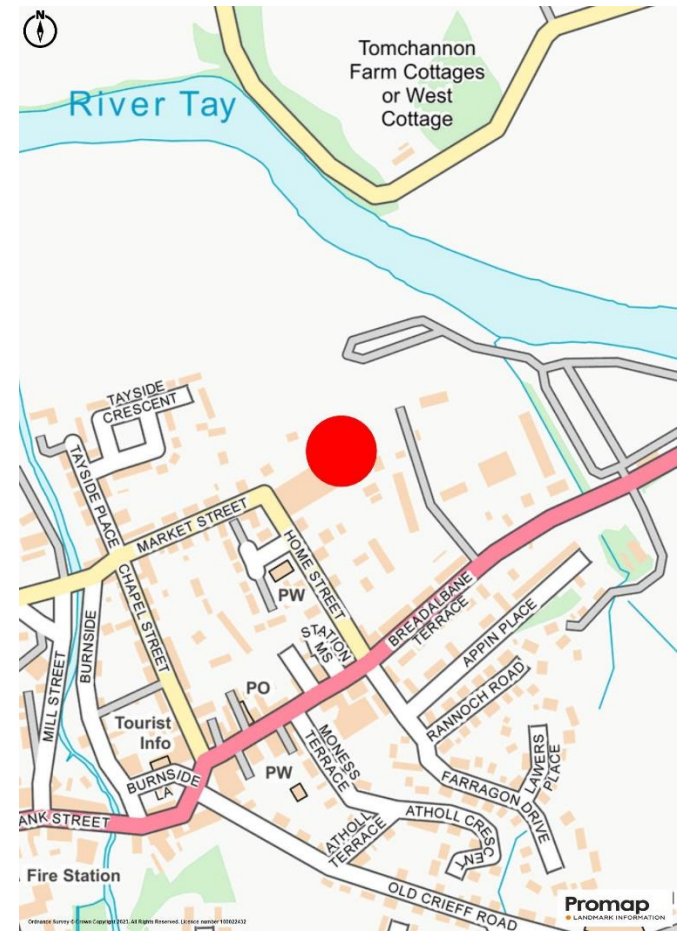
Each party to bear their own legal costs in connection with this transaction.

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 – Tel. 01738 638188

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 Funds Regulations 2017. **DECEMBER 2023**

