



## MODERN NEW BUILD COMMERCIAL UNITS

- > SUITABLE FOR CLASS 4  
"BUSINESS" USES
- > FORMS PART OF A LARGE  
MIXED USE DEVELOPMENT.
- > GROSS AREA OF EACH UNIT  
105 SQ. M. (1,133 SQ. FT.).
- > RENTAL/SALE PRICE ON  
APPLICATION.

**TO LET/FOR SALE**

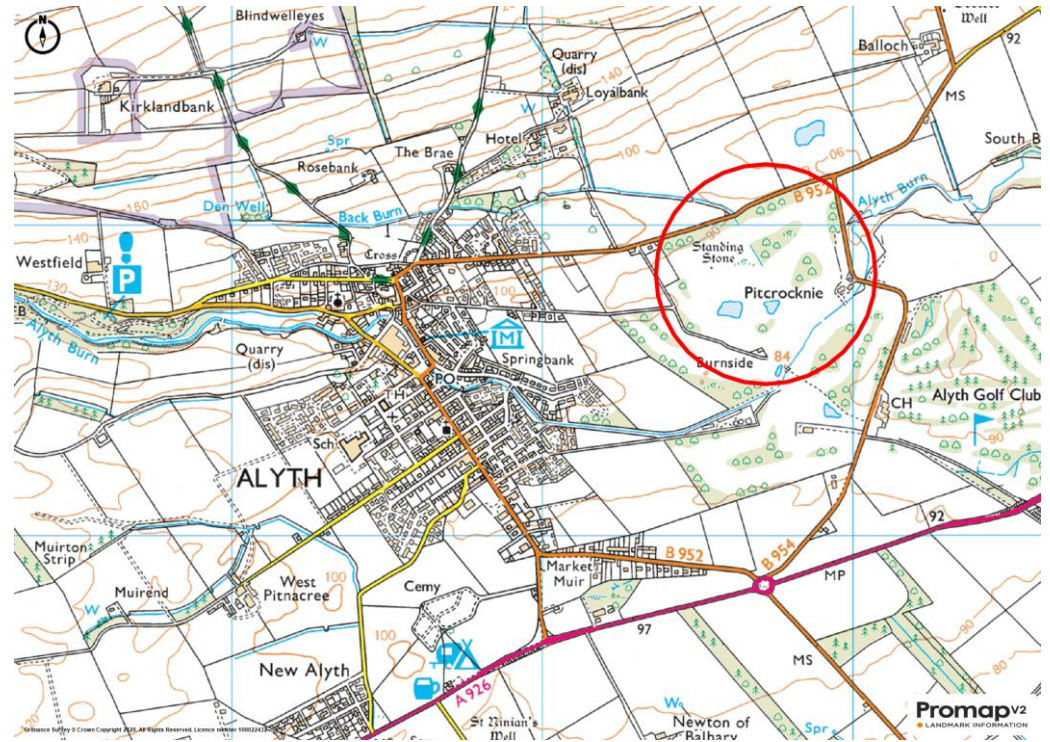
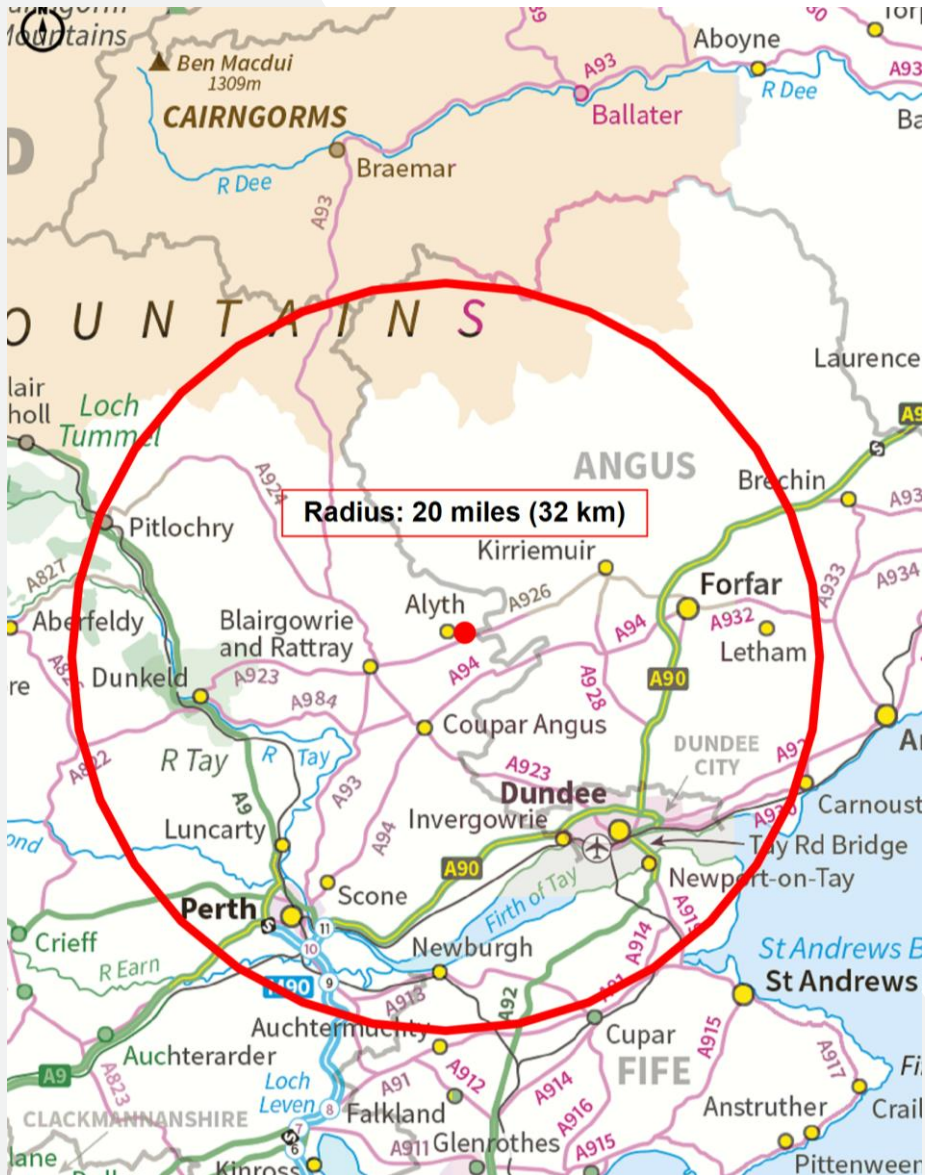
### COMMERCIAL UNITS, PITCROCKNIE VILLAGE, ALYTH

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## LOCATION

Alyth is a popular rural and agricultural village located north west of Dundee and north east of Perth lying on the A926 between Blairgowrie and Kirriemuir.

The subjects are located adjacent to Alyth Golf Course and form part of a large mixed use development, accessed off the B904, which upon completion will comprise 216 residential units and a care home.

## DESCRIPTION

The subjects were constructed during 2020 and comprise three detached purpose built units developed around a courtyard.

The properties are of timber frame construction, timber clad externally and with pitched profile metal sheet roof over. Each of the units has a glazed frontage with velux roof windows.

Internally the units will be fitted with W.C. facilities and ready for the ingoing tenants/occupiers fit out.

We calculate the gross internal floor area of each of the units extends to approximately 105 sq. m. (1,133 sq. ft.).

## RATEABLE VALUE

The subjects will require to be reassessed for rating purposes.

## 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 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.

## EPC

To be confirmed.

## TERMS

Rental and sale price offers are available upon application.

## VAT

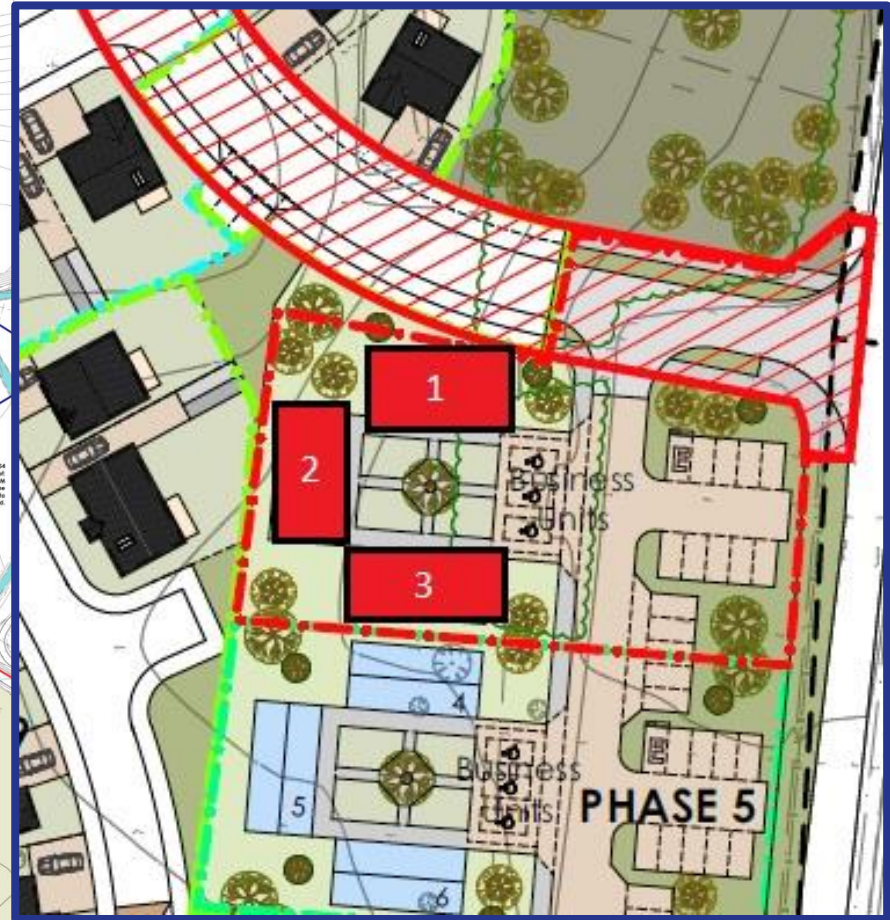
Prices are quoted exclusive of VAT.

## VIEWING/FURTHER INFORMATION

Strictly by appointment with the sole letting 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

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