

FOR SALE OFFICE INVESTMENT

Serviced office investment sale in popular and accessible location.

Current gross income £32,505 per annum with potential for £53,000 p.a. once fully let.

Modern accommodation with car parking.

Marketable accommodation with range of office suites available

Asking Price – Offers in excess of £250,000



VIDEO TOUR



WHAT 3 WORDS

MULLION HOUSE, MAIDENPLAIN PLACE, ABERUTHVEN, AUCHTERARDER, PH3 1EL

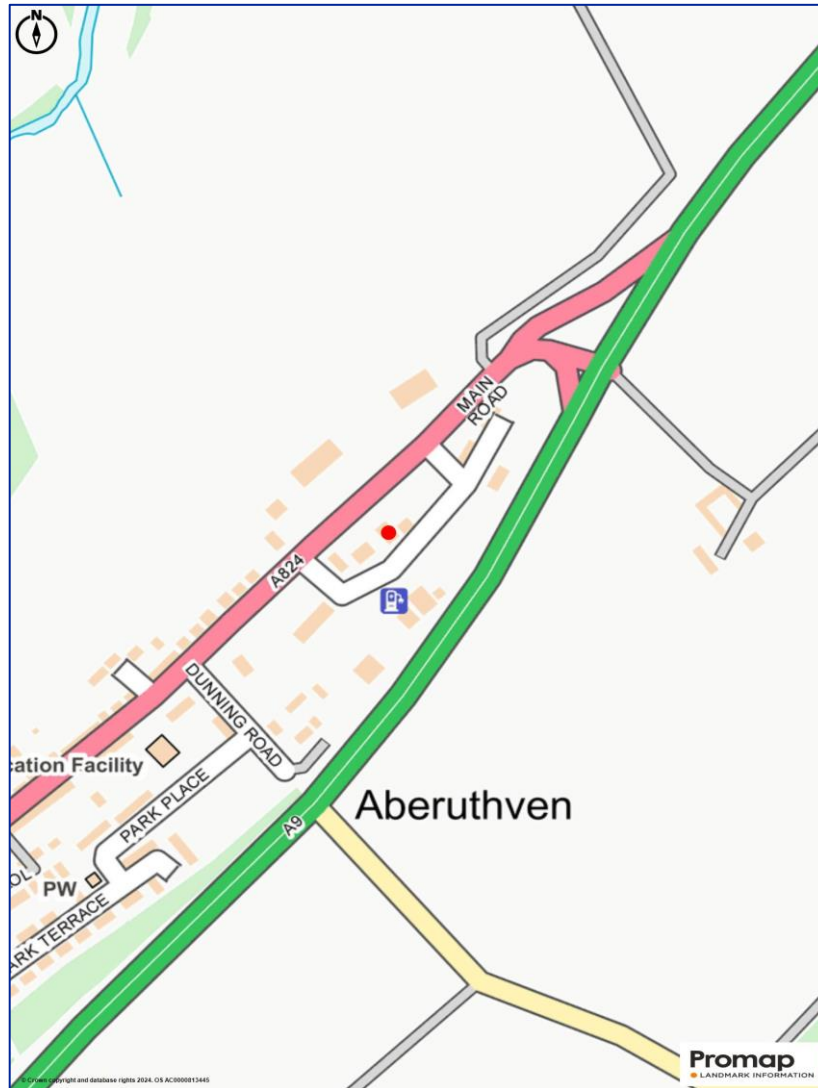
CONTACT: Jonathan Reid – j.reid@shepherd.co.uk | 01738 638188 shepherd.co.uk





Location

MULLION HOUSE, MAIDENPLAIN PLACE, ABERUTHVEN, AUCHTERARDER, PH3 1EL



The subjects are located in the small village of Aberuthven which lies approximately 11 miles south of Perth, 1½ miles north of the town of Auchterarder.

The property is located on Aberuthven Enterprise Park which comprises a number of occupiers including Doodlebugs Nursery, Blackhills Clinic, Hadden Construction and Prestige Bathroom and Tile Centre. A number of adjacent commercial plots are now under development.

The property is prominently located adjacent to the A9 dual carriage between Perth and Stirling providing excellent access to the national road network.

Description



FIND ON GOOGLE MAPS



Description

MULLION HOUSE, MAIDENPLAIN PLACE, ABERUTHVEN, AUCHTERARDER, PH3 1EL



The subjects comprise a detached two storey office building which was originally constructed in 2006 and extended to the rear in 2009.

The property is of timber frame and concrete block construction, harled externally with a pitched concrete tiled roof over.

Accommodation

The accommodation comprises a mix of open plan and private offices, consulting rooms, boardroom, storage, kitchen and toilet facilities.

There is tarmac surfaced car parking to the front elevation for approximately 5 vehicles and an additional gravel surfaced car park to the rear for between 10 and 15 vehicles.

Floor	m ²	ft ²	Rent
Ground (D1)	22.14	243	Let with D2 and D3
Ground (D2)	57.73	613	Let with D1 and D3
Ground (D3)	13.78	149	£18,125
Ground (D4)	14.63	157	£3,160
First (U1)	36.95	385	Vacant
First (U2)	23.52	252	Vacant
First (U3)	53.66	563	£11,220
First (U4)	35.95	386	Vacant



Tenancy Information

Available upon request

Price

Offers in excess of £250,000 are invited for our client's heritable interest

Energy Performance Certificate

Awaiting further details.

VAT

All prices are quoted exclusive of VAT.

Legal Costs

Both parties shall be responsible for their own legal costs with the purchaser responsible for any Land and Building taxes (LBTT) and registration dues, etc.

Get in Touch

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



Jonathan Reid

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Shepherd Chartered Surveyors

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ANTI MONEY LAUNDERING REGULATIONS

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 on 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.

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