

FOR SALE/TO LET

Large Retail Unit with Car Parking.

Suitable for variety of uses or potential development.

Gross Area

Ground Floor – 593 sq. m. (6,383 sq. ft.) plus Basement.

Centrally located adjacent to Sainsbury's

Rental Offers in the region of £25,000 per annum

Sale Price – Offers in excess of £200,000



VIDEO TOUR



WHAT 3 WORDS

18 HIGH STREET, BLAIRGOWRIE, PH10 6ET

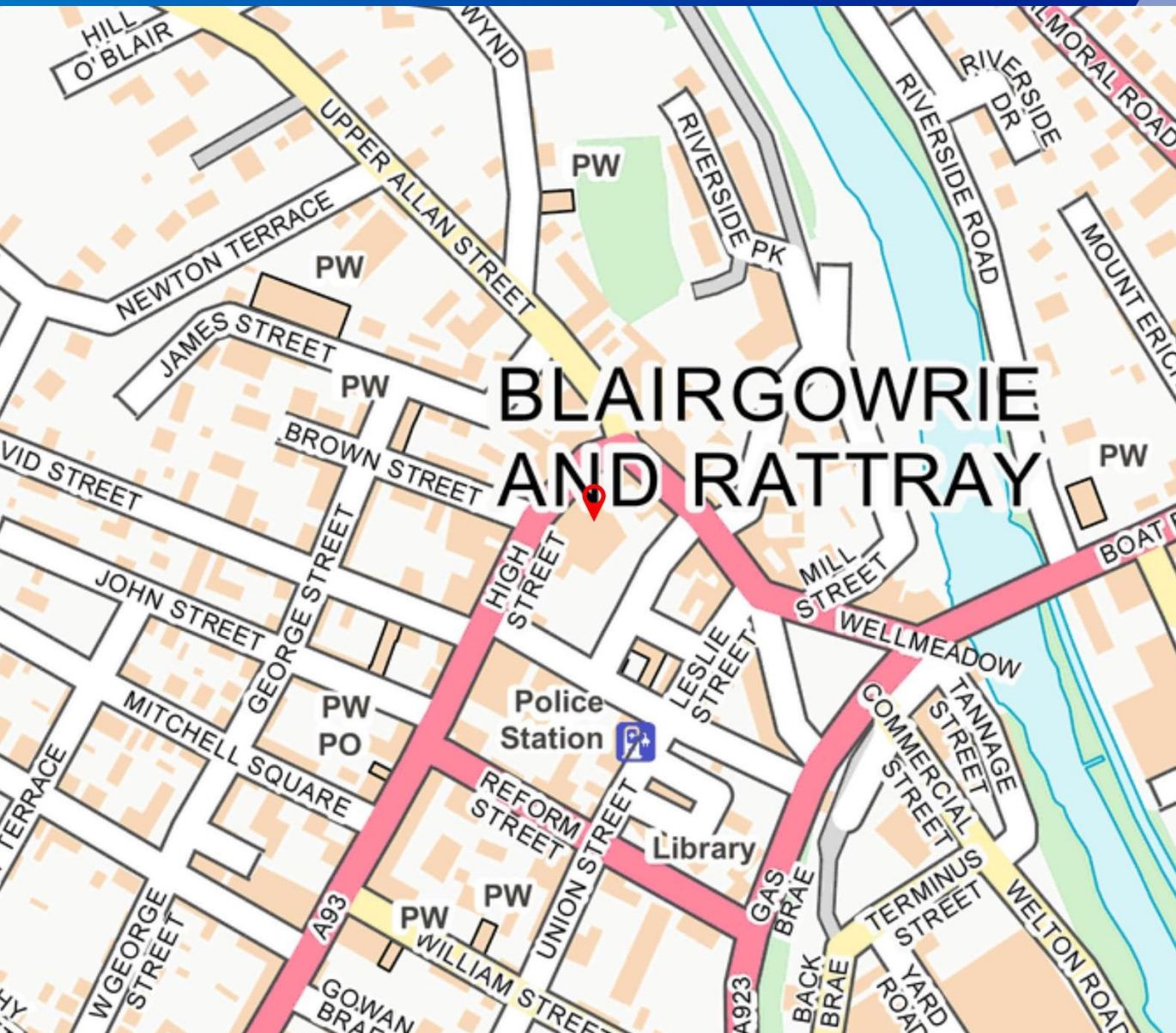
CONTACT: Jonathan Reid – j.reid@shepherd.co.uk | 01382 878005 shepherd.co.uk





Location

18 HIGH STREET, BLAIRGOWRIE, PH10 6ET



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 prominently located within the heart of Blairgowrie Town Centre with other surrounding national occupiers including Sainsburys, Boots and Semi Chem.

Description



FIND ON GOOGLE MAPS



Description

18 HIGH STREET, BLAIRGOWRIE, PH10 6ET



The subjects comprise a substantial two storey retail property with good open plan ground floor retail space and excellent basement storage.

There is a shared service yard/car park to the rear accessed from The Croft which provides rear loading into the basement..

Accommodation

	m ²	ft ²
Ground Floor	593	6383
Basement	256	2756
TOTAL	934	10,054

The above floor areas have been calculated on a Gross Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).





Terms

Our client is inviting rental offers in the region of £25,000 per annum for a negotiable period. Alternatively offers in excess of £200,000 for our client's heritable interest will be invited.

Planning

All interested parties should make their own enquiries to the relevant planning authority.

Rateable Value

£34,500 and £1,300 (First Floor)

Energy Performance Certificate

Rating – 'C'.

VAT

All figures are quoted exclusive of VAT.

Legal Costs

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

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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