



**SOON TO BE REFURBISHED  
RETAIL AND TRADE COUNTER  
UNITS WITH YARD**

- > PROMINENT PREMISES ON BUSY MAIN ARTERIAL ROUTE
- > RARE OPPORTUNITY TO PURCHASE IN PERTH
- > ARTIST IMPRESSION OF PROPOSED REFURB
- > UNIT 1 – 176.60 SQ. M. (1,900 SQ. FT.)
- > UNIT 2 – 135.70 SQ. M. (1,460 SQ. FT.)

**FOR SALE / TO LET**

**97 CRIEFF ROAD, PERTH, PH1 2QB**

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## LOCATION

Perth, which has a population of approximately 45,000 persons (Source: Perth & Kinross Council), is the principal area of Perth & Kinross District and has recently been awarded City status.

Historically known as the gateway to the Highlands, Perth enjoys close proximity to Scotland's main cities with 90% of the country's population accessible within 90-minute drive time. Dundee lies approximately 22 miles to the east with Edinburgh 43 miles to the south and Glasgow 61 miles to the southwest.

Perth is located at the base of the River Tay in the heart of Scotland with the A9 and A90/M90 giving easy access to Dundee, Edinburgh, Glasgow and the south beyond.

The subjects are located on the north side of the A85 Crieff Road between the junctions of Tulloch Road and Tulloch Terrace approximately 1.5 miles from Perth City Centre. This is a busy and prominent vehicular route to and from the City Centre and would suit a variety of uses.

## DESCRIPTION

The subjects comprise a detached double bay workshop of brick construction with pitched profile metal sheet roof over.

Our client's intention is to refurbish, and sub-divide the accommodation to provide two individual units suitable for retail/trade counter use.

The subjects will be served with a forecourt and rear yard. The internal eaves height is approximately 3.25 m. and vehicular loading is available to the front elevation.

## TERMS

Upon completion of the refurbishment and sub division our client will be offering the premises for lease or sale as follows:

Unit 1 - £25,000 per annum or offers over £275,000.

Unit 2 - £20,000 per annum or offers over £225,000.

## RATEABLE VALUE

The subjects will require to be assessed for rating purposes.

## 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.



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

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