

- > WORKSHOP AND STORE
- > POTENTIAL DEVELOPMENT OPPORTUNITY
- > 100% RATES RELIEF
- > GROSS FLOOR AREA - 442.58 SQ. M. (4,764 SQ. FT.)
- > ASKING PRICE £140,000 / ASKING RENT £14,000 PER ANNUM

**TO LET/FOR SALE**

**STORE, JAMES STREET, BLAIRGOWRIE, PH10 6EZ**

**CONTACT:** Jonathan Reid - [j.reid@shepherd.co.uk](mailto:j.reid@shepherd.co.uk) - 01738 638188 [www.shepherd.co.uk](http://www.shepherd.co.uk)



## LOCATION

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.

Much of the expanding population work in the nearby cities of Dundee and Perth.

The subjects are located on the fringe of Blairgowrie Town Centre in a predominantly residential area opposite Blairgowrie Parish Church.

## DESCRIPTION

The subjects comprise a semi-detached warehouse and store of brick and part stone construction with double pitched roof clad in corrugated sheet asbestos. There are also flat roof sections on either side of the main roof structure.

The property is accessed via a pedestrian door and two loading doors to the front elevation and internally comprises a split-level warehouse with associated office and toilet facilities.

The flooring is of solid construction and the eaves height ranges from 2.75 m. To 3.5 m.

## ACCOMMODATION

	Gross SQ. M.	Gross SQ. FT.
Ground Floor		
Warehouse, Storage and Office	442.58	4,764
<b>TOTAL</b>	<b>442.58</b>	<b>4,764</b>

## RATABLE VALUE

The property has been assessed for rating purposes at £7,800 and therefore qualifies for 100% rates relief.

## TERMS

Our client is offering the premises for sale or lease.

Rental offers in the region of £14,000 per annum for a negotiable term are invited.

Alternatively offers in excess of £140,000 are invited.

## EPC

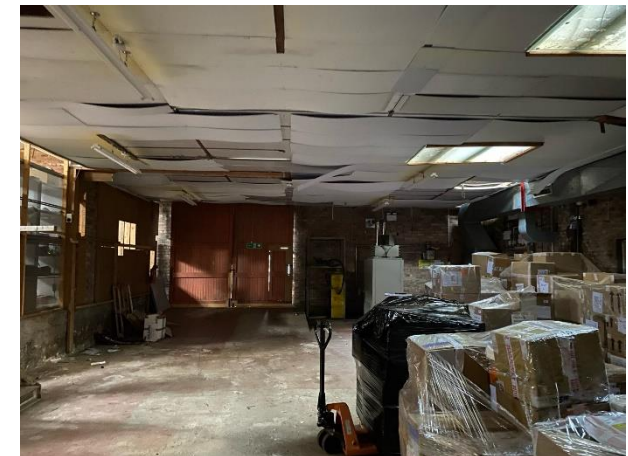
To be confirmed.

## VAT

Prices are quoted exclusive of VAT.

## LEGAL COSTS

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

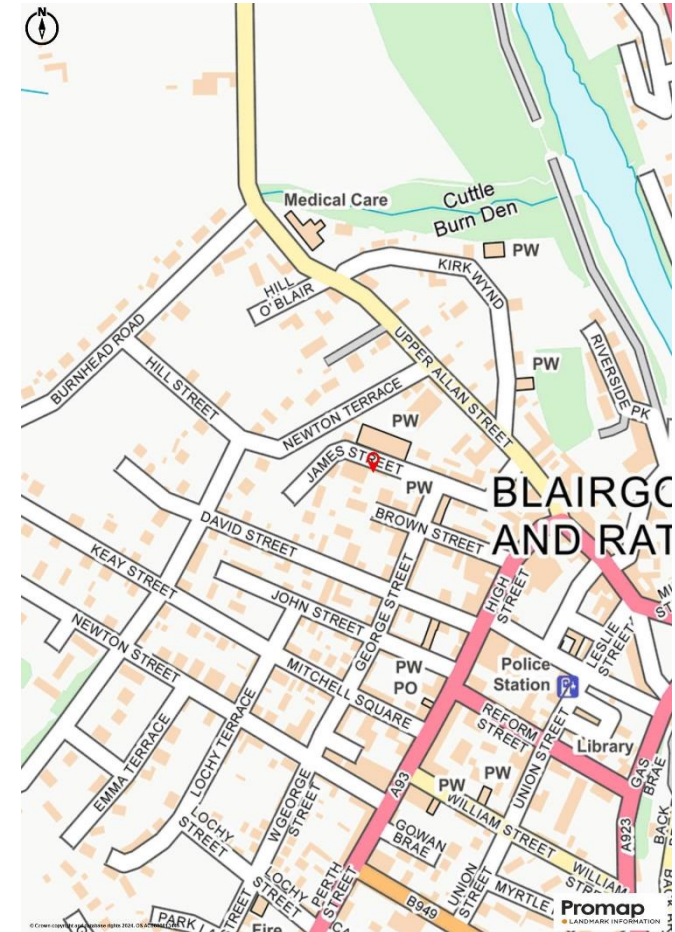


### MONEY LAUNDERING

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 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.

### VIEWING/FURTHER INFORMATION

Strictly by appointment with the sole selling/ letting agents.



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

**Shepherd Chartered Surveyors** 12 Whitefriars Crescent, Perth, PJH2 0PA  
Jonathan Reid – j.reid@shepherd.co.uk 01738 638188

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 Fund Regulations 2017. **MARCH 2024**

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