

# TO LET

## Serviced Offices

Modern accommodation with  
parking

100% rates relief available

Meeting room access

Two first floor suites available

NIA - 36.95 SQ M. (385 SQ FT.)

Rental offers of  
£6,447.96 p.a.



VIDEO TOUR



WHAT 3 WORDS



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

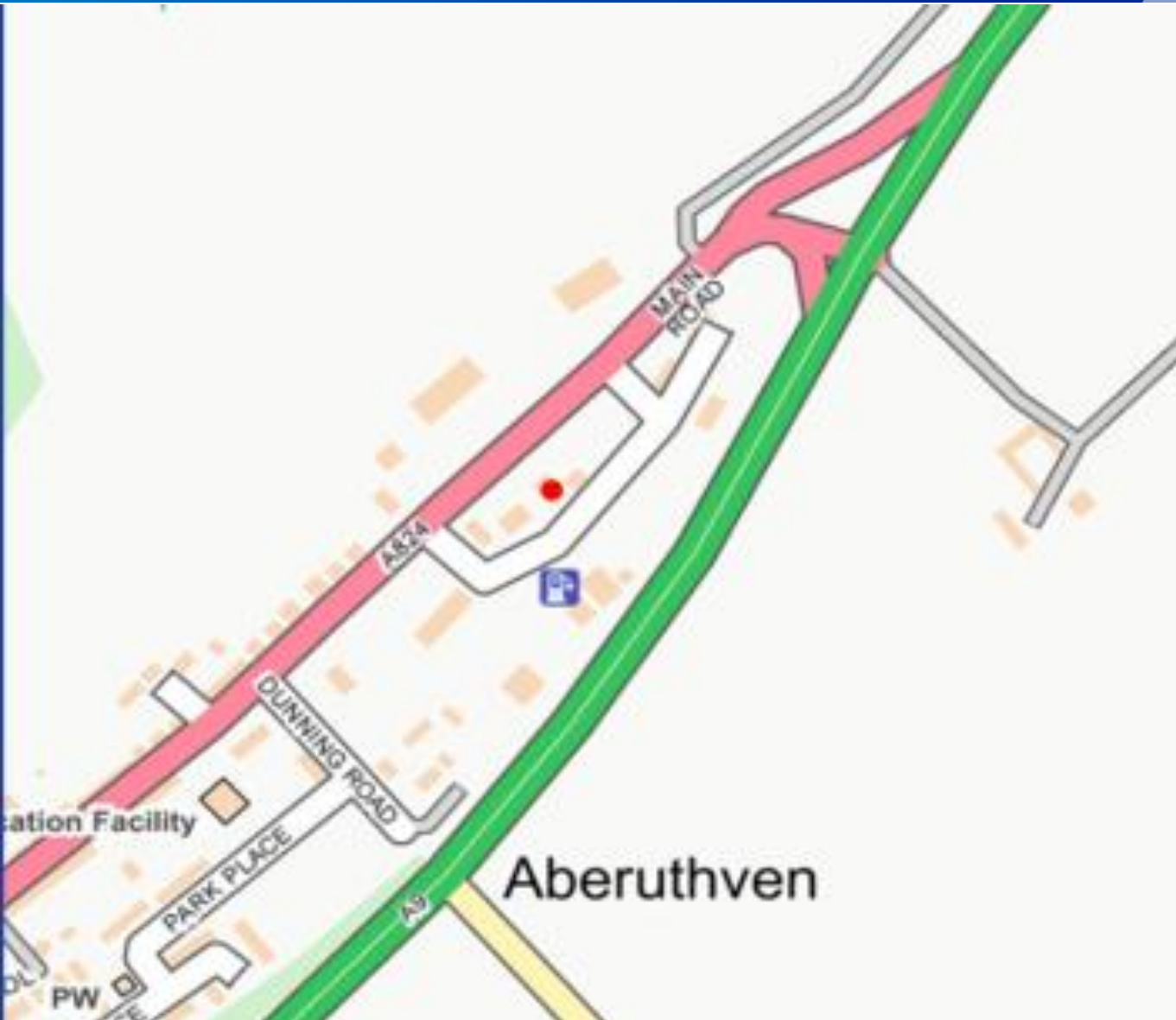
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# Location

MULLION HOUSE, MAIDENPLAIN PLACE, ABERUTHVEN

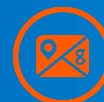


## LOCATION

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 in the 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.



FIND ON GOOGLE MAPS



# Description

MULLION HOUSE, MAIDENPLAIN PLACE, ABERUTHVEN



## DESCRIPTION

The subjects comprise a detached 2 storey office building which was originally constructed in 2006 and extended to the rear in 2009.

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

Both units are arranged at first floor level and provide unfurnished open plan space with access to a kitchenette, toilets and meeting room. They benefit from CCTV, an intruder alarm and a fire alarm.

Unit U1 has a built-in lockable cupboard whilst Unit U4 has two private offices. Both suites come with two parking spaces each.

## ACCOMODATION

| ACCOMMODATION    | m <sup>2</sup> | ft <sup>2</sup> |
|------------------|----------------|-----------------|
| Upstairs, Unit 1 | 36.95          | 385             |
| Upstairs, Unit 4 | 36.95          | 385             |

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



## RENTAL

Both office suites are available to rent at £6,447.96 per annum.

Each unit comes with an annual electricity cost of £1,662.40.

## RATEABLE VALUE

The subjects have been assessed for rating purposes at a Rateable Value of:

Upstairs, Unit 1: £3,950

Upstairs, Unit 4: £3,900

The subjects benefit from 100% Rates Relief.

The Unified Business Rate for 2026/2027 is 48.1p exclusive of water and sewerage.

## ENERGY PERFORMANCE CERTIFICATE

Awaiting further details.

## VAT

All figures are quoted exclusive of VAT.

## LEGAL COSTS

Each party to be responsible for their own legal and professional costs incurred in this transaction. For the avoidance of doubt the ingoing tenant will be responsible for Land & Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon

## Get in Touch

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



**Jonathan Reid**

[j.reid@shepherd.co.uk](mailto:j.reid@shepherd.co.uk)

### 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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