

TO LET

Storage & Yard

Storage accommodation within pleasant rural environment.

Gross Area – 360 sq. m. (3,879 sq. ft.)

Rent - £12,000 per annum



VIDEO TOUR



WHAT 3 WORDS

NETHERTON STORE, BRIDGE OF CALLY, BLAIRGOWRIE, PH10 7JN

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Location

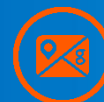
NETHERTON STORE, BRIDGE OF CALLY, BLAIRGOWRIE, PH10 7JN



Bridge of Cally is in Perth & Kinross a short distance from Blairgowrie. The subjects available for lease are located in Netherton and directions are as follows:

From Bridge of Cally take the slip road for Drimmie, cross over Netherton Bridge and the subjects are located just beyond the church within the neighbouring land.

Description



FIND ON GOOGLE MAPS



Description

NETHERTON STORE, BRIDGE OF CALLY, BLAIRGOWRIE, PH10 7JN



Description

The subjects comprise a detached storage building of concrete block construction timber clad externally and with pitched profile metal sheet roof over.

To the side elevation there is a concrete forecourt for additional open storage.

Accommodation

	m ²	ft ²
Ground Floor	360	3,879
TOTAL	360	3,879

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



Terms

Our client is inviting rental offers of around £12,000 per annum for a negotiable period.

Rateable Value

The subjects will require to be assessed for rating purposes.

Energy Performance Certificate

Not applicable.

VAT

All figures are quoted exclusive of VAT.

Legal Costs

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



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. PUBLICATION DATE MARCH 2025

Get in Touch

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



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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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