

FOR SALE BY ONLINE AUCTION

**AUCTION DATE: 4th
DECEMBER 2025**

HIGH STREET LOCATION

RETAIL PREMISES

**SUITABLE FOR A VARIETY OF
USES**

NIA: 651 SQ M. (7,007 SQ FT.)

****New Guide Price**
£160,000**



VIDEO TOUR



WHAT 3 WORDS

66 – 68 HIGH STREET, BLAIRGOWRIE, PH10 6DF

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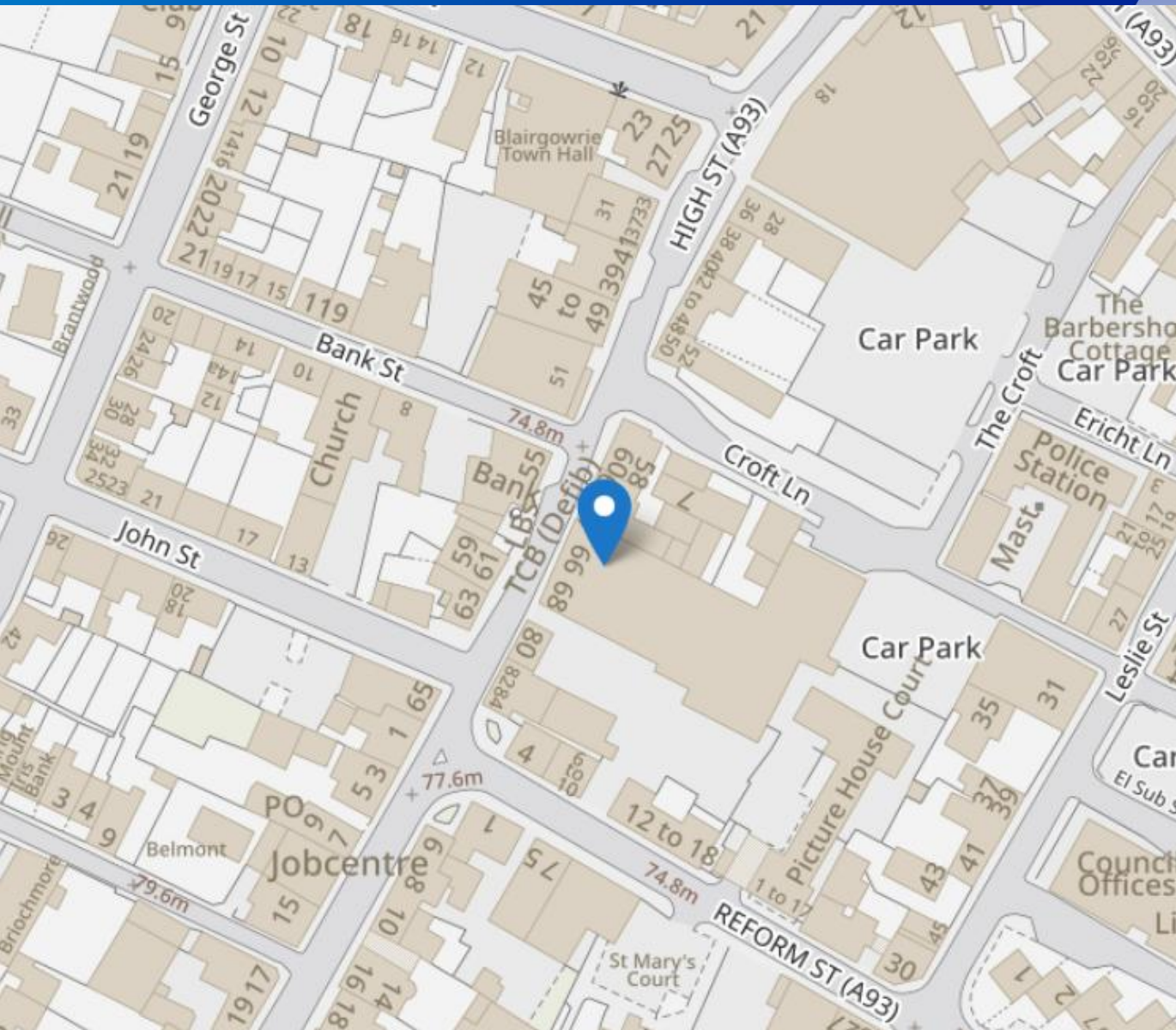
Jamie Hutcheon jamie.hutcheon@shepherd.co.uk | 07702 671547 | shepherd.co.uk





Location

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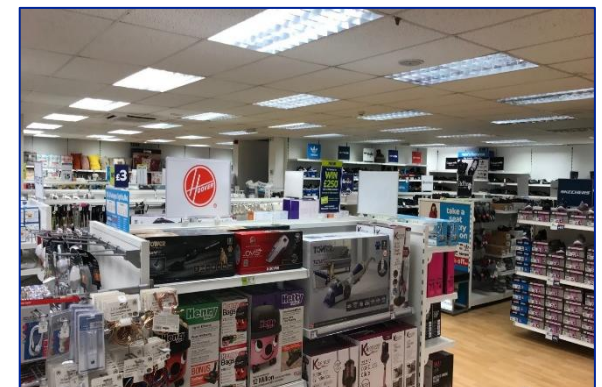


LOCATION

Blairgowrie is an established market town located some 15 miles north of Perth and approximately 20 miles northwest of Dundee. The resident population is in the region of 6,500 persons (Source: Perth & Kinross Council).

Blairgowrie is also 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 subjects are prominently located on the High street, the main retailing thoroughfare within the town adjacent to Sense Scotland, Lloyds TSB and a number of other national and local retailers.



FIND ON GOOGLE MAPS



Description

66 – 68 HIGH STREET, BLAIRGOWRIE, PH10 6DF



DESCRIPTION

The subjects comprise a self-contained end terraced unit formerly occupied by The Original Factory Shop.

The main walls are of stone construction with multi pitched slate roof over. There are brick projections to the rear with flat roofs over.

The property is accessed from High Street into a well-presented open plan retailing area with secondary retailing area to the rear.

Internal steps and a goods lift lead down to a lower ground floor warehouse and store which can be accessed via a loading dock from Croft Lane. This is shared with Sense Scotland.

ACCOMMODATION

	m ²	ft ²
Ground Floor Sales	468.7	5,045
Lower Ground Floor Store and Warehouse	182.23	1,962
Total	650.9	7,007

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).



Auction Date

The auction will be held on 4th December 2025 at 2:30pm.

Registering to Bid

All parties wishing to bid will be required to pre-register against any lots they wish to bid on using the link below:

<https://www.shepherd.co.uk/auctions-remote-bidding/>

Bidders will also be invited to undertake an AML identity check and provide debit card details for a Stripe check.

Deposit

At the end of the auction, the winning bidder must immediately pay a non refundable deposit of 10% of the purchase price (plus VAT if appropriate), subject to a minimum of £5,000.

Reserve Price

The reserve price is the minimum price for which the property can be sold, this figure is confidential between the auctioneer and the vendor and cannot be disclosed.

If the reserve price isn't met, the property will remain unsold.

You can contact our team and at this point you'll be able to make an offer which will be referred to the sellers for their consideration

Guide Price

The property has a guide price of £160,000.

If properties are advertised with a guide price this will be within 10% either above or below the reserve price.

If the guide is shown as falling within a range of prices then the reserve price will not exceed the highest value quoted.

Buyer Fees

The buyer's fee is 2% plus VAT subject to a minimum of £2,083.33 plus VAT.

Legal Pack

The legal pack is available to view online.

VAT

See Legal Pack.

Energy Performance Certificate

A copy of the EPC is available upon request.

Get in Touch

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



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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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