

REDUCED PRICE

FOR SALE / MAY
LET

PRIME RETAIL UNIT

HIGH STREET LOCATION

NIA – 7,693 SQ FT (714.7 SQ M)

REAR CAR PARK

SUITABLE FOR A VARIETY OF USES

REDUCED PRICE
OFFERS OVER £135,000



WHAT 3 WORDS



(UNIT B) 66 – 68 HIGH STREET, BLAIRGOWRIE, PH10 6DF

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Location

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Blairgowrie is an affluent market town located 16 miles north of Perth, 18 miles north-west of Dundee and serves the surrounding rural catchment area with a population of over 8,000 people.

The subjects are located on High Street, the principal arterial route through Blairgowrie town centre with nearby occupiers including Sense Scotland, Bank of Scotland, Sainsburys, Semi-Chem, Boots Pharmacy along with a number of high-quality local operators.

There is a car park located to the side of the premises which can accommodate around 30 car spaces plus.



FIND ON GOOGLE MAPS



Description

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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	500.7	5,388
Lower Ground Floor Store and Warehouse	214	2,305
Total	714.7	7,693

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).



RENT

Rental offers over £15,000 per annum are invited.

LEASE

The subjects are available on a new FRI lease.

PRICE

Offers over £135,000 for our client's heritable interest.

PLANNING

We have been verbally advised by the Local Planning Authority that the subjects currently benefit from Class 1A consent and can therefore be used for retail use. Interested parties are advised to speak directly to the Local Planning Authority.

RATEABLE VALUE

Rateable Value - £17,600

UBR - £0.498

Rates Payable - £8,764.80 pa

ENERGY PERFORMANCE CERTIFICATE

On application.

VAT

To be confirmed.

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:



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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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