

# TO LET / FOR SALE

**TRADE COUNTER  
AND RETAIL UNIT  
WITH YARD**

**PROMINENT PREMISES ON  
BUSY MAIN ARTERIAL  
ROUTE**

**POTENTIAL TO SUB-DIVIDE**

**GROSS AREA – 307.5 SQ.M  
(3,310 SQ.FT)**

**PRICE ON APPLICATION**



VIDEO TOUR



WHAT 3 WORDS



**97 CRIEFF ROAD, PERTH, PH1 2QB**

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# Location

97 CRIEFF ROAD, PERTH, PH1 2QB



## LOCATION

Perth, which has a population of approximately 45,000 persons (Source: Perth & Kinross Council), is the principal area of Perth & Kinross District and has recently been awarded City status.

Historically known as the gateway to the Highlands, Perth enjoys close proximity to Scotland's main cities with 90% of the country's population accessible within 90-minute drive time. Dundee lies approximately 22 miles to the east with Edinburgh 43 miles to the south and Glasgow 61 miles to the southwest.

Perth is located at the base of the River Tay in the heart of Scotland with the A9 and A90/M90 giving easy access to Dundee, Edinburgh, Glasgow and the south beyond.

The subjects are located on the north side of the A85 Crieff Road between the junctions of Tulloch Road and Tulloch Terrace approximately 1.5 miles from Perth City Centre. This is a prominent vehicular route to and from the City Centre and would suit a variety of uses.



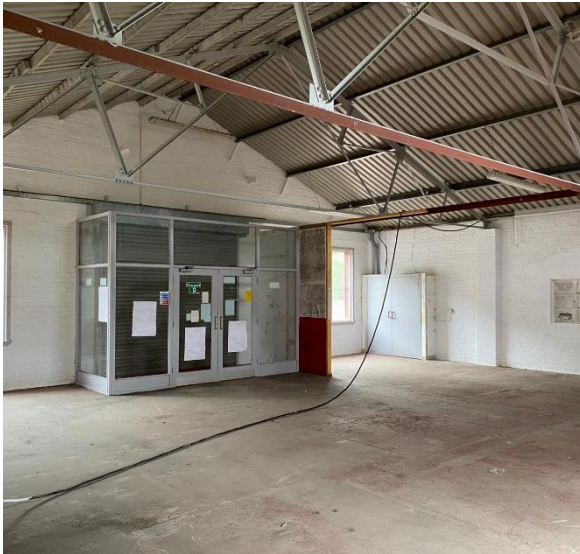
FIND ON GOOGLE MAPS





# Description

97 CRIEFF ROAD, PERTH, PH1 2QB



## DESCRIPTION

The subjects comprise a detached double bay workshop of brick construction with pitched profile metal sheet roof over.

There is potential to sub-divide the accommodation to provide two individual units suitable for retail/trade counter use.

The subjects are served with a forecourt and rear yard. The internal eaves height is approximately 3.25m and vehicular loading is available to the front elevation.

## ACCOMODATION

	m <sup>2</sup>	ft <sup>2</sup>
Warehouse, Store and WC	307.50	3,310
<b>Total</b>	<b>307.50</b>	<b>3,310</b>

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



## TERMS

Our client is offering the premises for lease or sale and price on application.

## RATEABLE VALUE

£11,600. 100% rates relief is therefore available.

## EPC

Available upon request.

## 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 and 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.



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 AUGUST 2025

## Get in Touch

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



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## ANTI MONEY LAUNDERING REGULATIONS

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