

**FOR SALE**

## INVESTMENT OPPORTUNITY

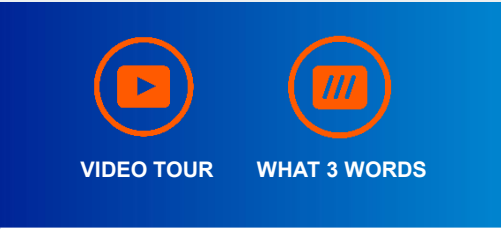
**PROMINENT HIGH STREET  
LOCATION**

**5 SEPARATE LEASE  
AGREEMENTS CURRENTLY  
GENERATING £17,400 P/A**

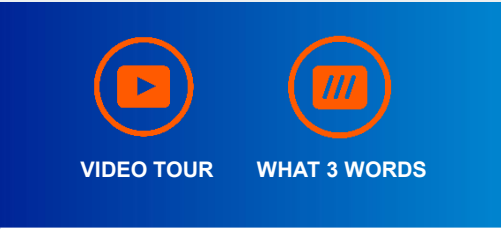
**NIA: 144.85 SQ M. (1,559 SQ FT.)**

## 100% RATES RELIEF

**OFFERS OVER £125,000 (NET  
INITIAL YIELD 13.67%)**



VIDEO TOUR WHAT 3 WORDS



VIDEO TOUR WHAT 3 WORDS



**1 HIGH STREET, BLAIRGOWRIE, PH10 6ET**  
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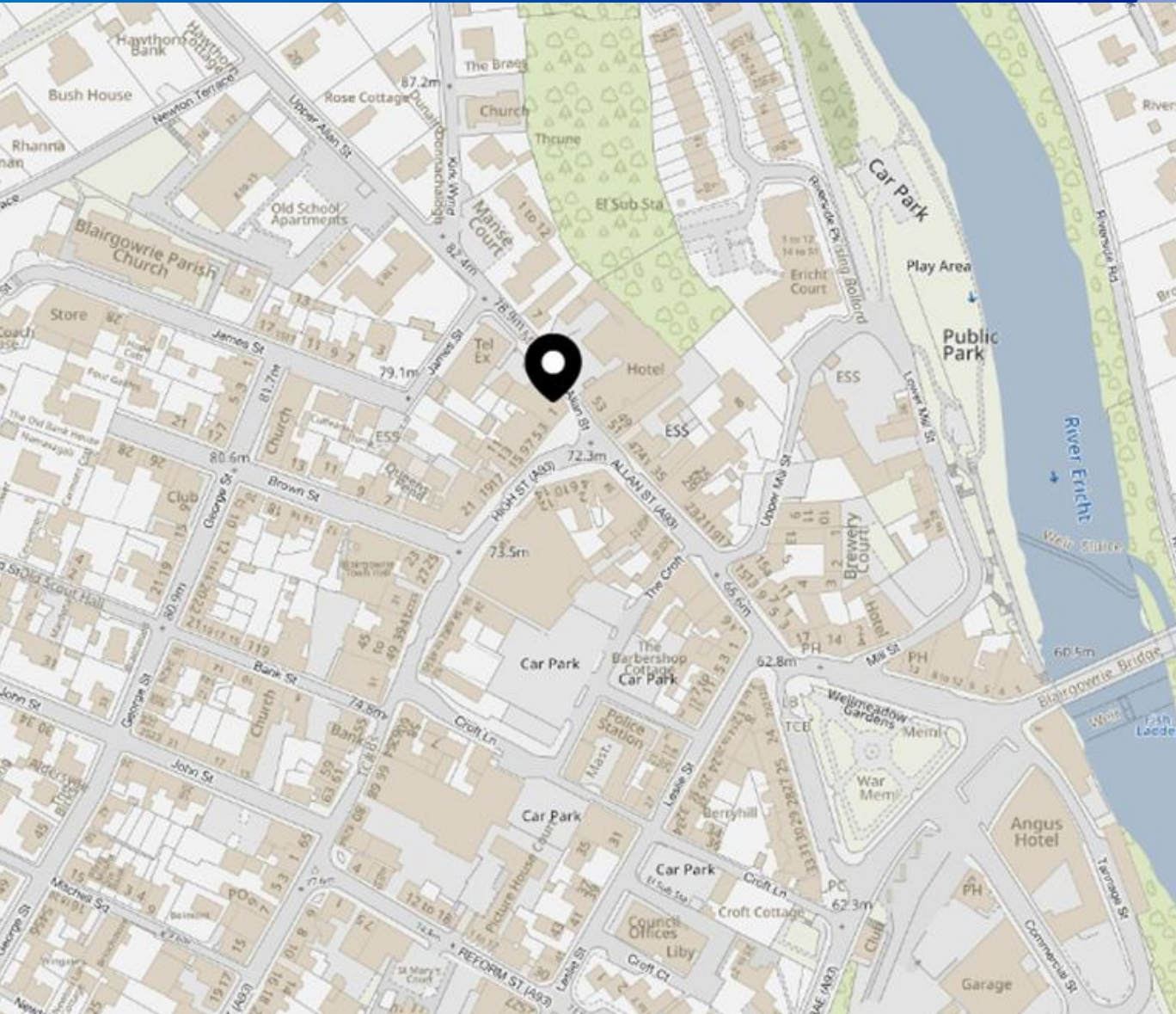






# Location

1 HIGH STREET, BLAIRGOWRIE, PH10 6ET



## LOCATION

Blairgowrie is located some 15 miles north of Perth and approximately 20 miles northwest of Dundee. Blairgowrie is an established market town with a resident population in the region of 6,500 persons (Source: Perth and 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 town is served by a comprehensive range of facilities and amenities including a wide range of shops with multiple retailers including a Tesco's Supermarket. There is both primary and secondary schooling and in addition the town is served with medical services including a Cottage Hospital

The subjects are located on the High Street at its junction with Allan Street and Upper Allan Street in the centre of Blairgowrie.

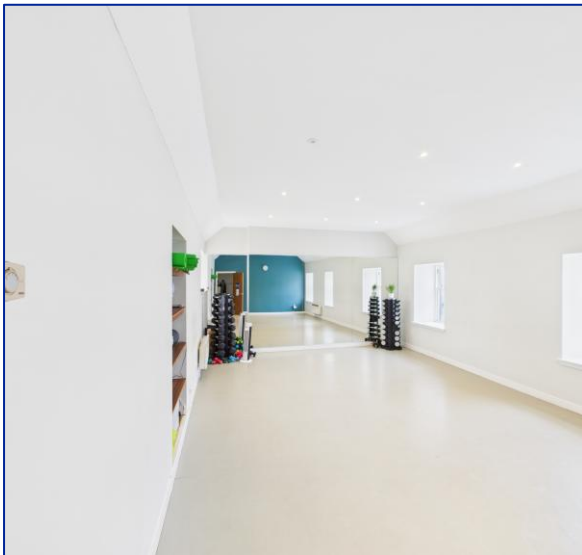
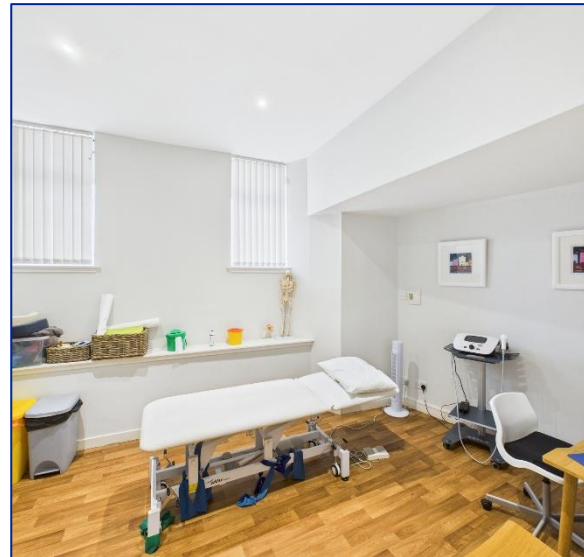


FIND ON GOOGLE MAPS



# Description

1 HIGH STREET, BLAIRGOWRIE, PH10 6ET



## DESCRIPTION

The subjects comprise part of the ground floor and the first and attic floors of an end terraced two storey and attic building

The property is understood to date from the early to mid-19th century and is Category 'C' Listed.

The property is accessed to the front elevation leading into a reception area with a stairwell providing access to the first floor.

At ground floor there are two well-proportioned treatment rooms and a W.C.

The first-floor accommodation comprises smaller offices and treatment rooms with a converted gym/pilates area. Ancillary accommodation includes a kitchen, storage space and a W.C.

## ACCOMODATION

	m <sup>2</sup>	ft <sup>2</sup>
<b>Ground Floor</b>		
Reception, 2 Treatment Rooms and W.C	52.12	561
<b>First Floor</b>		
3 Offices, Gym, Kitchen, Store and W.C.	92.73	998
<b>Total</b>	<b>144.5</b>	<b>1,559</b>

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).





## PRICE

Our client is seeking offers over £125,000 for their heritable interest. A purchase at this level would represent a net initial yield of 13.67%.

## LEASES

All current tenants have been longstanding for roughly ten years. The annual rent currently being paid is £17,400. Further Lease details can be provided to all interested parties.

## RATEABLE VALUE

The subjects have 5 separate rating assessments and qualify for 100% rates relief.

## ENERGY PERFORMANCE CERTIFICATE

Current EPC rating of 'C'.

## VAT

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of VAT.

## LEGAL COSTS

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



## 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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