

# TO LET/FOR SALE

## BUSY ROADSIDE RETAIL AND TRADE COUNTER UNITS

PROMINENT PREMISES ON BUSY  
MAIN ARTERIAL ROUTE

RARE OPPORTUNITY TO ACQUIRE

POTENTIAL TO SUB-DIVIDE

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

PRICES AVAILABLE UPON  
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 busy and 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.

Our client's intention is to refurbish, and sub-divide the accommodation to provide two individual units suitable for retail/trade counter use.

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

## Accommodation

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



## Terms

Our client is offering the premises for lease or sale. Prices are available upon application.

Our client is proposing to refurbish and sub-divide the accommodation as per the impression on the front cover .

Alternatively offers for the property as existing will be considered.

## Rateable Value

The subjects have been assessed for rating purposes at a current Rateable Value of £11,600.

The draft value for the financial year 2026/2027 has been proposed at a Rateable Value of £12,900.

The unified business rate for the financial year 2025/2026 is 49.8p.

## Energy Performance Certificate

Available upon request.

## VAT

All prices quoted exclusive of VAT.

## Legal Costs

Each party to bear their own legal costs in connection with this transaction.

## Get in Touch

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



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t: insert number



## 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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