

# TO LET

## WORKSHOP PREMISES

PROMINENT WORKSHOP  
PREMISES WITH THE OPTION  
TO SPLIT

DIRECT ACCESS AND  
FRONTAGE TO A90 DUAL  
CARRIAGEWAY

SUITABLE FOR A VARIETY OF  
USES

PARKING ONSITE

GIA – 2,485 SQFT (230.75 SQM)

RENTAL OFFERS IN THE  
REGION OF £20,000 PER  
ANNUM



VIDEO TOUR



WHAT 3 WORDS



**UNIT 6 MAIN STREET, GLENCARSE, PERTH PH2 7LX**

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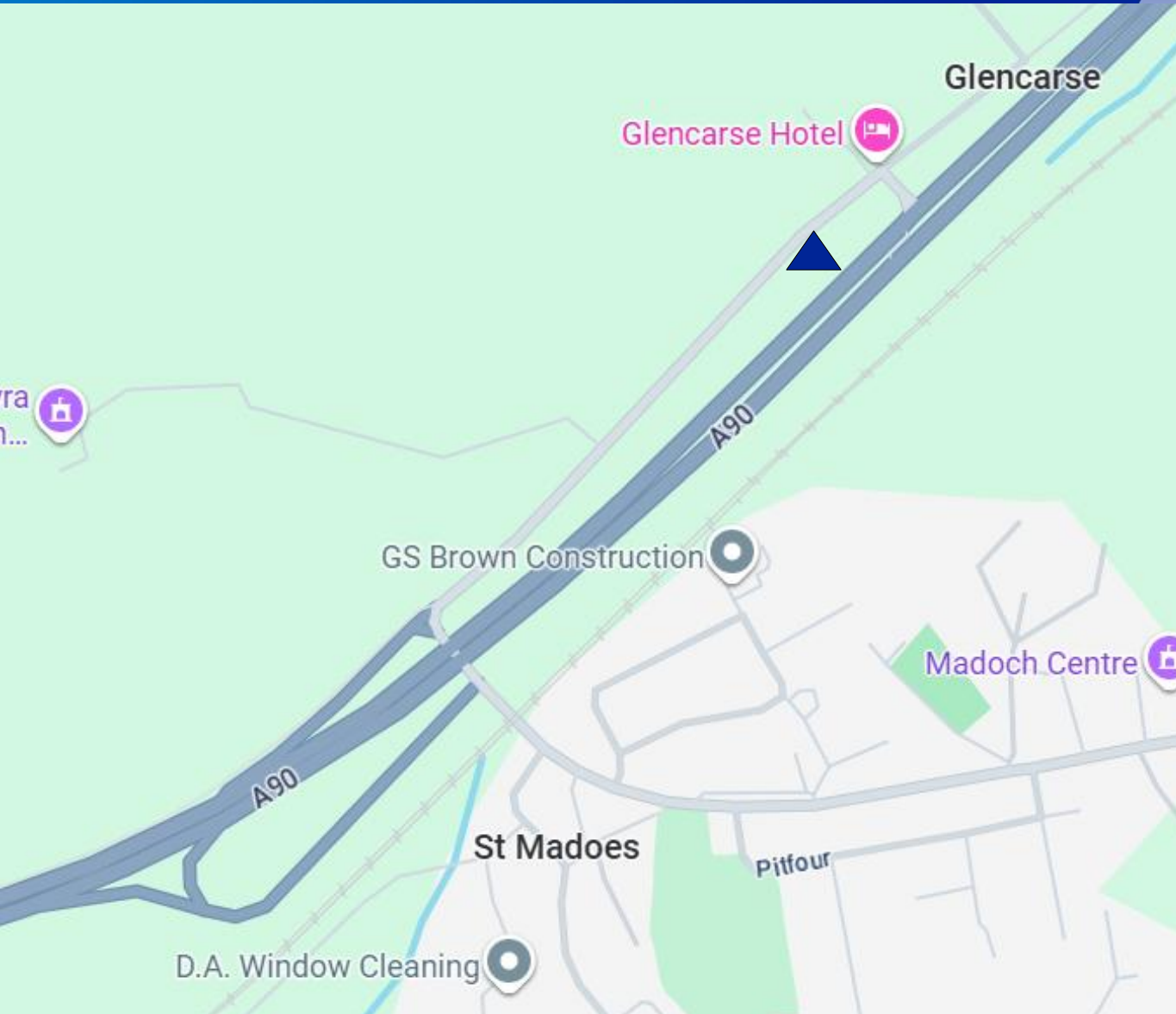






# Location

UNIT 6 MAIN STREET, GLENCARSE, PERTH PH2 7LX



## LOCATION

The subjects are located within the village of Glencarse occupying a prominent location fronting the A90 Perth to Dundee dual carriageway.

The A90 is a key north-south route in eastern Scotland, stretching from Edinburgh to Aberdeen. It links the central belt to the northern regions and is one of the three main roads in the country. Surrounding occupiers include G.S. Brown Small Contracts and Little Lies.

Dundee lies approximately 16 miles to the east and Perth 7 miles to the west making this an attractive and easily accessed business location.



FIND ON GOOGLE MAPS



# Description

UNIT 6 MAIN STREET, GLENCARSE, PERTH PH2 7LX



## DESCRIPTION

The subjects comprise a detached single storey industrial workshop of traditional construction, with blockwork walls painted externally and internally beneath a pitched roof incorporating translucent roof panels providing good natural light.

Internally, the property offers predominantly open plan accommodation with solid concrete floors and several partitioned rooms suitable for various uses.

The premises also include fitted worktops and base units within a small kitchenette area.

To the front the property benefits from a gravel surfaced yard providing parking and access for loading and deliveries

## ACCOMMODATION

	m <sup>2</sup>	ft <sup>2</sup>
<b>Workshop</b>	230.75	2,485
<b>TOTAL</b>	<b>230.75</b>	<b>2,485</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).



## LEASE TERMS

Our client are inviting rental offers in the region of £20,000 per annum on normal full repairing and insuring terms for a negotiable period of time.

Any incoming tenant will be responsible for the input of any mains electrical should this be required.

## RATEABLE VALUE

The premises have been assessed for rating purposes and are entered in the Valuation Roll for the current year at:

Net and Rateable Value: £8,400

The Unified Business Rate for the financial year 2025/2026 is 49.8 pence exclusive of water and sewerage.

## ENERGY PERFORMANCE CERTIFICATE

Available upon request.

## VAT

Prices are quoted exclusive of VAT if applicable.

## LEGAL COSTS

The ingoing tenant will be responsible for both parties legal costs incurred in this transaction.

## 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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