

FOR SALE/TO LET

**WORKSHOP/STORAGE UNIT +
ADDITIONAL LAND**

**AVAILABLE AS A WHOLE OR 3
SEPARATE LOTS**

**GIA – 92.16 SQ. M. (992 SQ. FT.)
SUB-DIVISION POSSIBLE**

**2 SEPARATE PLOTS WITH
POTENTIAL FOR SELF STORAGE
AND RESIDENTIAL
DEVELOPMENT.**

**WORKSHOP AVAILABLE TO LET AT
£10,000 PER ANNUM CAN BE SUB-
DIVIDED INTO 2 UNITS**

OFFERS INVITED FOR PURCHASE



VIDEO TOUR



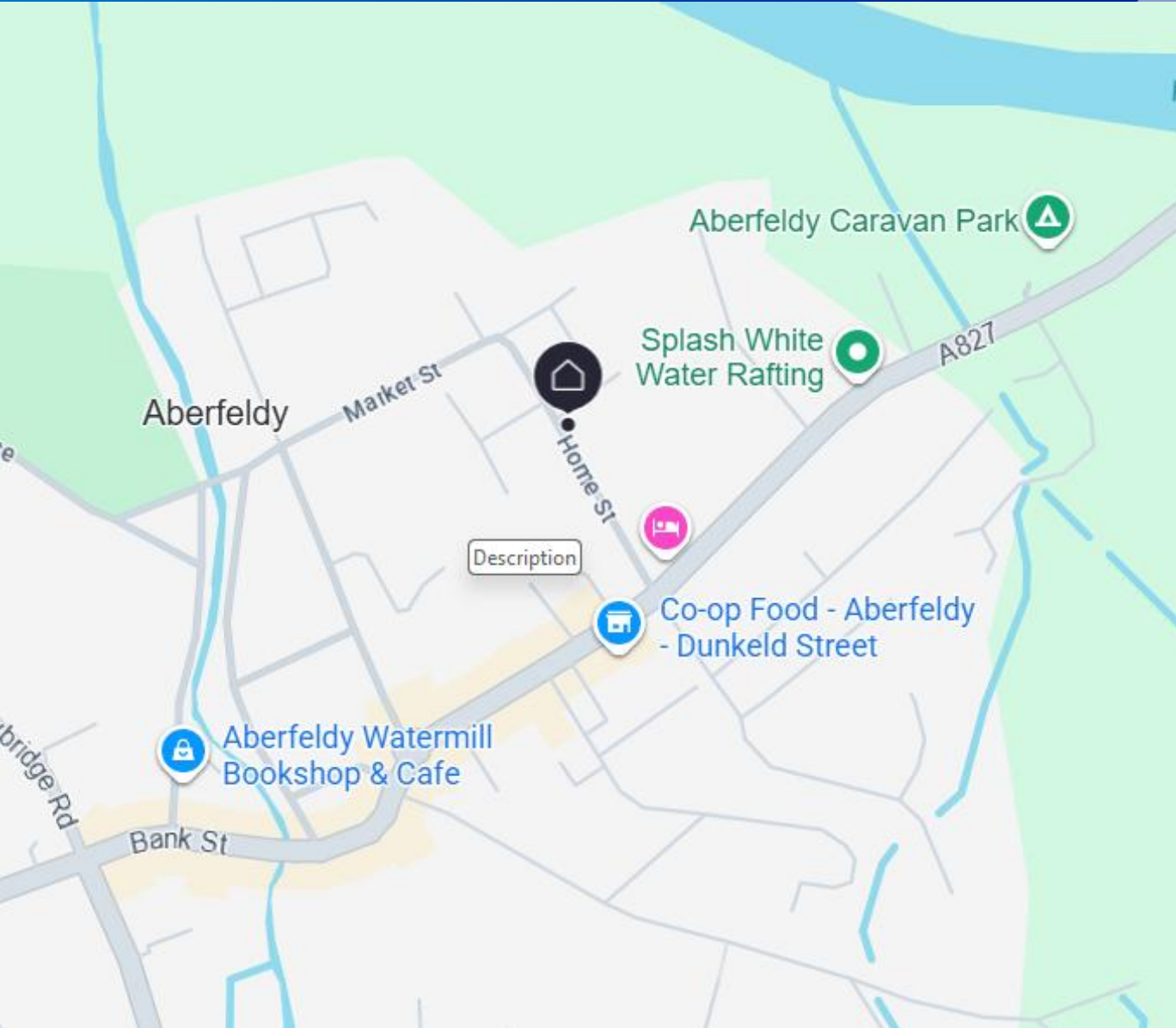
WHAT 3 WORDS



UNIT A, 1 FISHERS WAY, ABERFELDY, PH15 2FR

**CONTACT: Jonathan Reid | j.reid@shepherd.co.uk | 01382 878005
Oliver Farquharson | oliver.farquharson@shepherd.co.uk | www.shepherd.co.uk**





Location

Aberfeldy is a popular tourist town located approximately 28 miles north west of Perth and 15 miles south west of Pitlochry.

Aberfeldy is located on the River Tay close to Loch Tay. The nearest rail facility can be found at Pitlochry which lies on the Perth to Inverness route.

The subjects are located within a mixed residential/commercial location a short distance from the centre of Aberfeldy.

The subjects sit to the rear of a modern residential development and adjacent to the main industrial/commercial estate within Aberfeldy. To the rear are football playing fields and beyond this the River Tay.





Site Plan

UNIT A, 1 FISHERS WAY, ABERFELDY, PH15 2FR





Description

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Description

The subjects comprise a detached workshop of steel portal frame construction clad externally with profile metal sheeting and mono pitched roof clad with profile metal sheeting.

The property is accessed via a roller loading door which provides a width of 2 metres and height of 3 metres and internally comprises open plan space with an eaves height of 4.5 metres extending to 5.5 metres.

The subjects have the potential to add a loading door, window openings and a mezzanine.

Externally there is a small gravel/chip stone surfaced yard area to the side which also offers potential for further development and extension or simply open storage.

Accommodation

	m ²	ft ²
Ground Floor	92.16	992
TOTAL	92.16	992

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).



Rental

The workshop is available to let at £10,000 per annum for a negotiable term of years.

Our client would also consider splitting the unit to create 2 individual units of around 500 sq.ft at £6,000 per annum each.

Price

Our client is inviting offers for their heritable interest.

The premises are available for sale as a single lot or 3 separate lots.

Rateable Value

The subjects have been assessed for rating purposes and have been entered in the valuation roll at:

Current Rateable Value: £3,150

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

The property therefore qualifies for 100% rates relief.

Services

All mains' services are connected including fibre optic.

Energy Performance Certificate

N/A

VAT

All prices are quoted exclusive of VAT.

Legal Costs

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

Get in Touch

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



Jonathan Reid
j.reid@shepherd.co.uk



Oliver Farquharson
Oliver.farquharson@shepherd.co.uk

Shepherd Chartered Surveyors
13 Albert Square Dundee DD1 1XA
t: 01382 878005



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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