

# TO LET

## OFFICE/STORAGE PREMISES

FULLY FITTED OFFICE AND  
STORAGE SPACE

DIRECT ACCESS AND  
FRONTAGE TO A90 DUAL  
CARRIAGEWAY

PARKING ONSITE

GIA – 1,936 sq.ft. (180 sq.m.)

RENTAL OFFERS OVER  
£12,000 PA



VIDEO TOUR



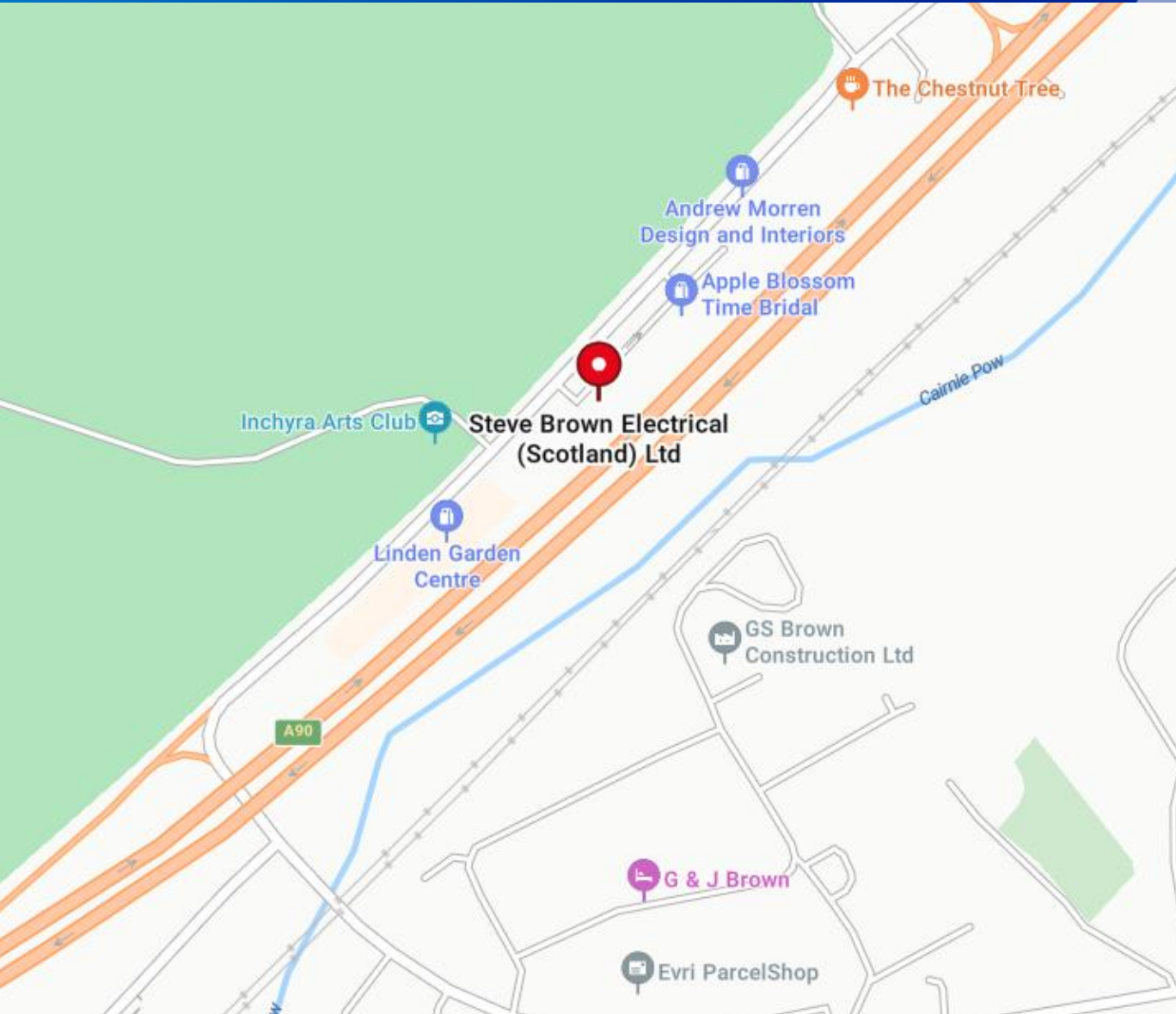
WHAT 3 WORDS



**UNITS 1-3 MAIN STREET, GLENCARSE, PH2 7LX**

CONTACT: Jonathan Reid [j.reid@shepherd.co.uk](mailto:j.reid@shepherd.co.uk) | 01382 878005 | [shepherd.co.uk](http://shepherd.co.uk)  
Oliver Farquharson [oliver.farquharson@shepherd.co.uk](mailto:oliver.farquharson@shepherd.co.uk) | 01382 878005 | [shepherd.co.uk](http://shepherd.co.uk)





## 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 Linden Garden Centre 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





# Description

UNITS 1-3 MAIN STREET, GLENCARSE, PH2 7LX



## Description

The subjects comprise a modern detached office and storage unit with pitched profile metal sheet roof over. The main walls are part clad externally with profile metal sheeting.

The office accommodation is well presented with suspended tiled ceilings, whilst the storage accommodation is accessed via three steel roller shutter doors.

## Car Parking

There is surfaced car parking serving all of the units.

## Accommodation

	m <sup>2</sup>	ft <sup>2</sup>
Office and Storage Accommodation	180	1,936
<b>TOTAL</b>	<b>180</b>	<b>1,936</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).



# Description

UNITS 1-3 MAIN STREET, GLENCARSE, PH2 7LX





## Lease Terms

Our client is inviting rental offers over £12,000 per annum for their heritable interest on normal full repairing and insuring terms for a negotiable period of time.

## 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: £11,400

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

All prices are 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:



**Jonathan Reid**

[j.reid@shepherd.co.uk](mailto:j.reid@shepherd.co.uk)



**Oliver Farquharson**

[Oliver.farquharson@shepherd.co.uk](mailto: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.

[shepherd.co.uk](http://shepherd.co.uk)