

FOR SALE PROMINENT INDUSTRIAL PROPERTY

288 STRATH TAY ROAD • PERTH • PH1 2JU

PRICE REDUCED TO £315,000



- VACANT POSSESSION
- Existing use of vehicle repair garage
- Across from McDiarmid Park
- 2.5 miles from Perth city centre
- Extends to circa 13,000 sq ft on 0.72 acres
- Ground lease in place until 2111

DM HALL
CHARTERED SURVEYORS



LOCATION

The property is located between Strathtay Road and Crieff Road in Perth. Occupiers in the area include St Johnstone FC, B&Q and Tesco.

Access to the A9 is 2 minutes away and thereafter Stirling is 27 miles due south with Glasgow 58 miles south west and Edinburgh 47 miles south east.

Perth benefits from a resident population in the region of 48,000 persons.

THE PROPERTY

This single storey industrial property built in the 70's has always been used for motor vehicles repairs. The workshop is supported by a more modern extension which was added in the early 2000s. The workshop is heated and has 3 roller shutter doors with electricity and gas on site.

The smaller office/reception building has two fitted offices with additional storage and WC's.

The buildings are on a tarmacked site extending to circa 0.72 acres which provides additional parking.

TENURE

Our client has a long leasehold interest in the property from Perth & Kinross Council that expires 27th May 2111 at a current ground rent payable of £14,225 per annum.

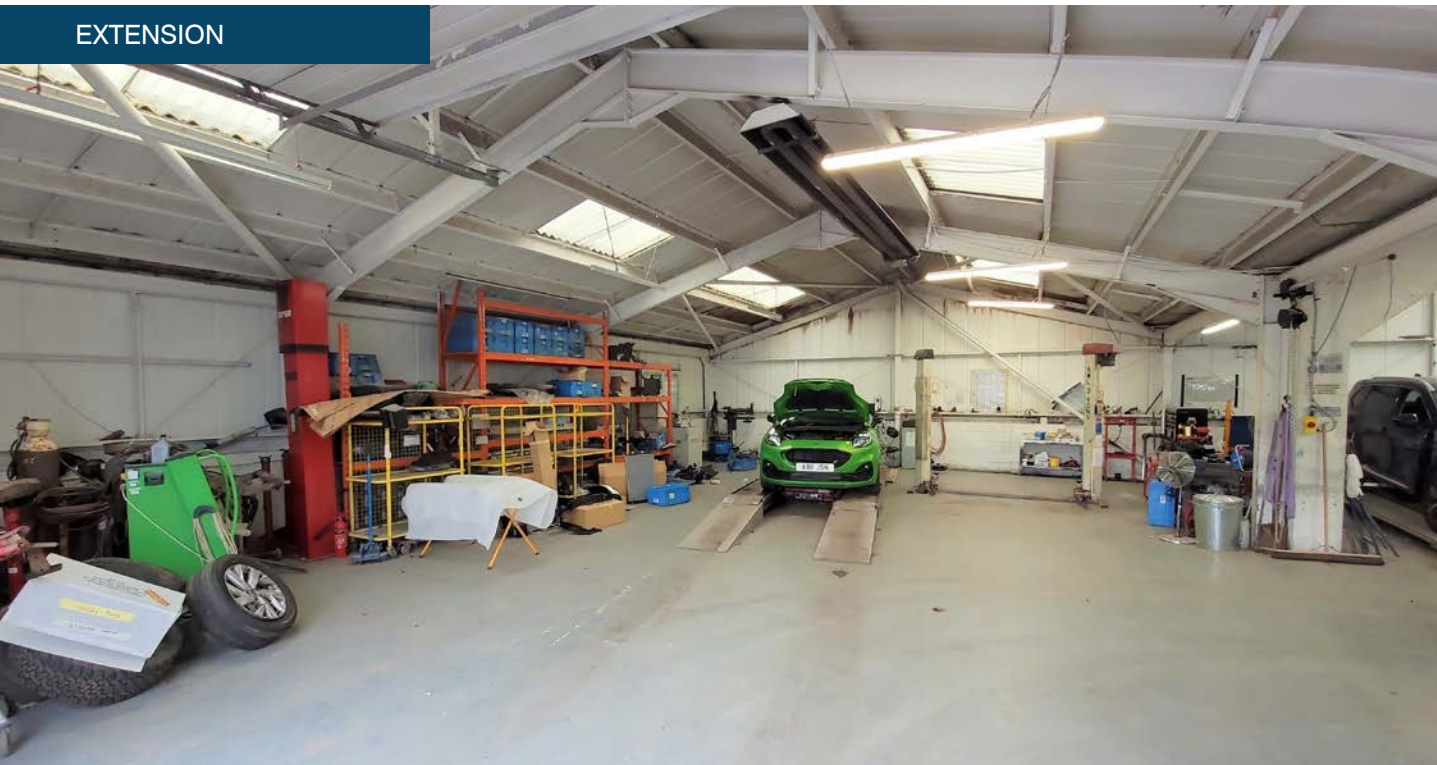
EPC

We have recently carried out an Energy Performance Assessment for the property and this is available to seriously interested parties.

BUILDING SURVEY/CONDITION

A recent building survey report is available for seriously interested parties.

EXTENSION



ACCESS TO SITE



OFFICE & RECEPTION



RECEPTION INTERNAL



BUSINESS RATES

According to the Scottish Assessor's website, the property has a Rateable Value of £47,600.

FIXED PRICE

Our Client is seeking £315,000 for his interest.

VIEWING & FURTHER INFORMATION

Strictly via the sole selling agents:

Jonathan McManus, Partner

Email: Jonathan.mcmanus@dmhall.co.uk

Mobile: 07771 606582

Sadik Chowdhury

Email: Sadik.chowdhury@dmhall.co.uk

Mobile: 07443 669989

DATE OF PUBLICATION
OCTOBER 2024

REFERENCE
WSA2460



IMPORTANT NOTE

DM Hall for themselves and for the vendors or lessors of this property, whose agents they are, give notice that:

(i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers to tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person in the employment of DM Hall has any authority to make or give any representation or warranty whatever in relation to the property. (iv) All prices, premiums and rents quoted are exclusive of VAT. (v) The information contained in these particulars has been checked and, unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outside our control. (vi) These particulars are provided for record purposes only and are not intended to create, nor to be relied upon as creating, any contractual relationship or commitment. Any contract shall only be entered into by way of our client's solicitors.

