

VIEWING & FURTHER INFORMATION:

Jonathan Reid
j.reid@shepherd.co.uk

T: 01738 638188

www.shepherd.co.uk

- **Rare opportunity to acquire premises upon Inveralmond Industrial Estate.**
- **Gross Area 275 sq. m. (2,956 sq. ft.)**
- **Site Area 0.32 acres or thereby.**
- **Offers in the region of £250,000.**

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 minutes drive time. Dundee lies approximately 35 km (22 miles) to the east with Edinburgh 69 km (43 miles) to the south and Glasgow 98 km (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.



Ruthvenfield Avenue, Inveralmond Industrial Estate, Perth, PH1 3TW

Inveralmond Industrial Estate is an important and established trading estate serving the Perth area and is situated alongside the A9 bypass with direct access to the local and national road network.

The subjects are prominently located upon the estate adjacent to SSE, Fishers Laundry and City Plumbing.

DESCRIPTION

The subjects comprise a detached office and warehouse building understood to have been constructed in 1995.

The main walls are of steel frame construction with concrete block infill, externally harled and metal clad, under a pitched metal sheet roof.

Surrounding the property is car parking to the front elevation and secure concrete surfaced yard to the side and rear.

RATEABLE VALUE

The subjects have been assessed for rating purposes at a Rateable Value of £16,500.

The unified business rate for 2019/2020 financial year is 49p.

ACCOMMODATION

We calculate the gross floor area of the property extends to 275 sq. m. (2,956 sq. ft.) or thereby comprising office and warehouse accommodation.

PROPOSAL

Our client is seeking offers in the region of £250,000 for their interest in the property.

The site is subject to a ground lease at a current annual rent of £3,000. Further details available upon applicable.

ENERGY PERFORMANCE RATING

Available on request.

MONEY LAUNDERING

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 require to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.



VAT

Prices are quoted exclusive of VAT (if applicable).

VIEWING

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

A 2 Whitefriars Crescent, Perth, PH2 0PA
 T 01738 638188
 E Jonathan Reid – j.reid@shepherd.co.uk

Publication date: May 2019