

# For Sale

## Multi Let Industrial Investment

**Units 1-9, Kilda Place, North Muirton Industrial Estate, Perth, PH1 3RL**



### VIEWING & FURTHER INFORMATION:

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- Multi let industrial investment opportunity with asset management opportunities.
- Well placed to benefit from road links to regional and national road network and adjacent to Perth Motor Mile.
- Established and popular industrial/commercial location in Perth.
- 9 units forming part of a courtyard development extending to 1,833 sq. m. (19,726 sq. ft.).
- Passing Rent of £74,350 per annum.
- Potential ERV of £98,630 per annum at £5 per sq. ft.
- Offers are sought in excess of £800,000 reflecting a Net Initial Yield of 8.75% assuming normal acquisition costs.
- Capital rate of circa £40 per sq. ft.

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#### 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.

North Muirton Industrial Estate is located on the north western periphery of Perth and benefits from excellent access to the A9 trunk road via the nearby Inveralmond roundabout and the national road network thereafter.

North Muirton Industrial Estate is a popular commercial location comprising occupiers such as Rembrand, Dulux, Howden, Jewsons and a number of other national occupiers.

Kilda Place is located off Arron Road which is the main thoroughfare upon the estate.

#### DESCRIPTION

The subjects comprise 9 terraced units built in a courtyard which were developed during 1991.

The properties are of steel portal frame construction infilled with concrete block whilst the roof over is pitched and clad in profile metal sheeting.

The units are designed around a central courtyard/circulation area with car parking to the front of each of the units.

The units are typically accessed via a pedestrian door to the front elevation with roller shutter door access.

#### MONEY LAUNDERING

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26<sup>th</sup> June 2017. This now requires us to conduct due diligence not only on our client but also 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.

#### TERMS

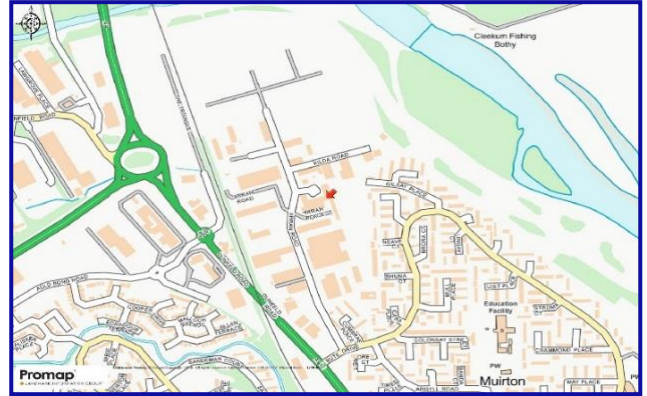
Our clients are inviting offers in the region of £800,000 for their heritable interest.

#### VIEWING

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

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Publication date: July 2019



#### VAT

Prices are quoted exclusive of VAT (if applicable).

#### TENANCY SCHEDULE

Units 1-9, Kilda Place, North Muirton Industrial Estate, Perth, PH1 3RL					
Unit	Tenant	Rent	Area	Analysis	Expiry
1	Mr Eco Solution	£7,200	1,420	£5.07	Tacit
2	Mr Kharshid	£8,000	2,055	£3.89	Tacit
3	Elder & Paton	£15,000	4,559	£3.29	August 2023
4	Colin Carnduff	£5,400	1,132	£4.77	Tacit
5	Jerry Longden	£6,250	1,135	£5.51	February 2021
6	North West Road Solutions Limited	£12,500	4,533	£2.76	January 2021
7	Perth Phoenix Limited	£8,500	2,050	£4.15	Tacit
8	Gordon Chalmers	£4,500	1,120	£4.02	Tacit
9	Mr W. Little	£7,000	1,722	£4.07	Tacit
		£74,350	19,726	ERV - £98,630 @ £5 per sq. ft.	