

TO LET OFFICE & WORKSHOP / STORE



Unit 1 Tomperran, Comrie, PH6 2LS

PURPOSE BUILT OFFICE / LIGHT INDUSTRIAL UNIT OFFERING FLEXIBLE SPACE FOR VARIOUS USES

- ✓ Could suit office, workshop, storage or potentially café, crèche, play area etc (subject to planning)
- ✓ Ample Parking
- ✓ Easily accessible
- ✓ Flexible layout with rear loading doors

LOCATION

The property is situated on the eastern periphery of Comrie with direct access onto the A85 only 7 miles from Crieff and offering easy access to the rest of Scotland.

Approximate road distances (miles)

Oban	Perth	Stirling	Edinburgh	Glasgow	Dundee
70	24	29	66	55	47

DESCRIPTION / PLANNING

The property comprises a self-contained office and workshop/store unit within a steel framed, light-industrial building.

Previous occupants had converted the subjects for use as a commercial kitchen. Although much of the equipment has been removed, we believe it would be feasible to reinstate this use.

The property currently is laid out to provide:

Reception area, Office 1, Office 2, Storage / Workshop and corridor to 2 individual wc's and a store cupboard. See floorplan below.

We have measured the unit in accordance with RICS Code of Measuring Practice and calculate the gross internal area to be:
141 sqm / 1,517sqft

NB: The current occupiers may be interested in sub-letting part of the available space from the incoming tenant – thus meaning that the amount of space available is relatively negotiable. However, Vacant Possession of the whole of Unit 1 can be provided as required.

TERMS

The unit is available for lease on flexible terms. Alternatively our client is willing to consider the sale of the whole building subject to existing leases. Further details are available.

BUSINESS RATES

According to the Scottish Assessors website, the property has a rateable Value of £6,500. Under the Small Business Bonus Scheme, it is possible that tenants would not be liable for any rates. Interested parties should satisfy themselves on this.

LEGAL COSTS

Each party shall bear their own legal costs incurred in connection with this transaction. The purchaser or ingoing tenant shall be responsible for any Stamp Duty Land Tax, VAT or Registration Dues incurred thereon.

SAT NAV

 Postcode is PH6 2LS

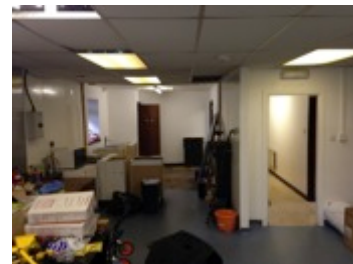
Office 1



Office 2



Workshop



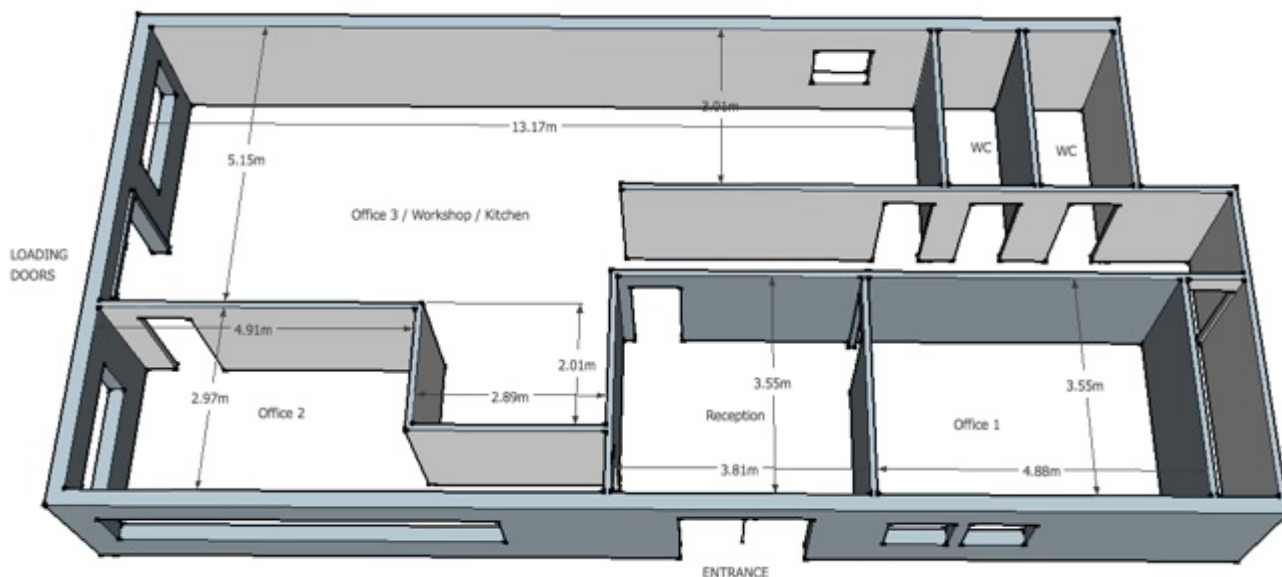
Workshop

VIEWING, EPC & FURTHER INFORMATION

Viewing arrangements can be made through the sole agents.

For further information or details of the EPC please contact:

Doug Smart
07850 517 323
doug@smartandco.co.uk



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