

TO LET

Office / Retail

12 Allan Street, Blairgowrie, PH10 6AD



- **100% Rates Relief**
- **Immediate Entry Available**
- **Office Accommodation**
- **Suitable for a variety of uses**
- **Ground Floor - 99.51 sq. m. (1,071 sq. ft.)**
- **Basement - 43.42 sq. m. (467 sq. ft.)**

VIEWING & FURTHER INFORMATION:

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- **Suitable for variety of uses including office and retail.**
- **Ground floor and basement accommodation with 4 car parking spaces.**
- **100% rates relief.**
- **Rental offers in excess of £10,000 per annum.**

Location

Blairgowrie is located some 15 miles north of Perth and approximately 20 miles north west of Dundee. This is an established market town with a resident population in the region of 6,500 persons (Source Perth and Kinross Council).

Blairgowrie is the market town for the surrounding area and a centre for holidaymakers being a well known passing point for tourists and skiers. There is also an emphasis on the agricultural industry in particular soft fruit production.

The town is served by a comprehensive range of facilities and amenities including a wide range of shops with a number of multiple retailers including a Tesco's Supermarket. There is both primary and secondary schooling and in addition the town is served with medical services including a Cottage Hospital.

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The property is prominently located within the centre of the town upon Allan Street a busy mixed residential and commercial location.

Surrounding occupiers include a mix of local and national occupiers including Cancer Research, Barnardos, Boots and Wetherspoons Public House.

Description

The subjects comprise former Bank premises and would suit a variety of uses including retail and office.

The property is planned over ground floor and basement and benefits from 4 private car parking spaces to the rear.

Accommodation

We calculate the net floor area of the property extends to the following:

Ground Floor	-	99.51 sq. m. (1,071 sq. ft.)
Basement	-	43.42 sq. m. (467 sq. ft.)

Rateable Value

The subjects have been assessed for rating purposes at a Rateable Value of £9,200.

The unified business rate for the 2018/2019 financial year is 48p

As such the property qualifies for 100% rates relief.

Energy Performance Certificate

Awaiting further details.

Terms

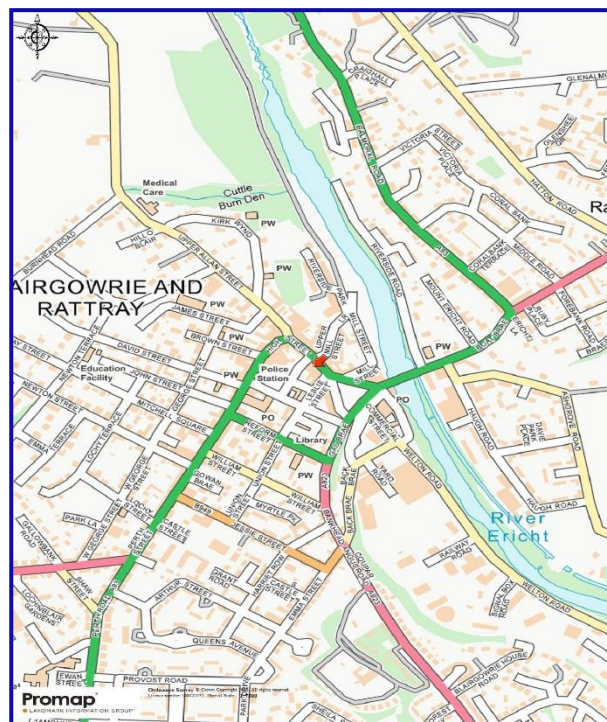
Our client is seeking rental offers in excess of £10,000 per annum for a negotiable period of time.

VAT

Prices are quoted exclusive of VAT (if applicable).

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 and 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.



VIEWING

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

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Publication date: May 2018