



Site Area : 1.25 ha (3 acres)

Commercial Development Site, Camsernay, Aberfeldy, PH15 2JF To Let / May Sell

Development Opportunity / Commercial Yard, Suitable for Alternative Uses  
1.25 Hectares (3 Acres)

- Roadside Location
- Serviced with Electricity, Water and Private Drainage
- Development opportunity
- Rental offers in region of £20k per annum or offers to purchase will be considered

### Location

The subject property is located on the outskirts of Aberfeldy on the B846 between Aberfeldy and Tummell Bridge near the village of Camsernay.

### Description

The property comprises an extensive secure yard which has its own bellmouth entrance road off the B846 and is secured around the perimeter with variety of differing fence types.

The site is serviced with three phase electricity (although a reconnection will need to be carried out), water (borehole) and private drainage to a septic tank.

### Accommodation

We understand the property extends to approximately 1.25 hectares (3 acres) or thereby.

### Lease or Sale Terms

£20,000 per annum to lease the whole site or offer in the region of £150,000 are invited to purchase our client's heritable interest.

### VAT

All prices quoted are exclusive of VAT which may be payable.

### Business Rates

The subject property has a Rateable Value of £8,900.

The Rate Poundage for the period 1 April 2019 to 31 March 2020 is £0.49.

100% small business rates relief will be available to those eligible.

### Energy Performance Certificate

None required.

### Legal Costs

Each party will be liable for their own legal costs incurred.

### Enquiries to:

Graeme Duncan

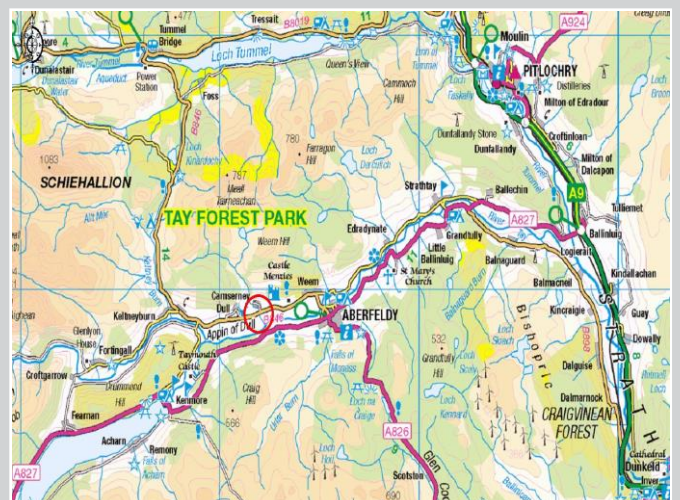
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