

FOR SALE / MAY LET
RETAIL PREMISES

GRAHAM
SIBBALD



Hay Street
Coupar Angus
PH13 9BL

- Store/Garage
- 68.0 sq.m (731 sq.ft) GIA
- May qualify for 100% Rates Relief
- Offers in the region of £20,000

LOCATION

The town of Coupar Angus is located approximately 13/14 miles north of Perth and an equivalent distance north west of the city of Dundee.

Located centrally within the town of Coupar Angus within the Town Centre, the property sits on Hay Street in a predominately residential location.

The approximate location is shown by the OS plan.



DESCRIPTION

The subjects comprise a single storey store/garage building mainly of traditional construction. The property has various vehicle and pedestrian entrance door.

Internally the subjects regular in shape suitable for garage, workshop type uses, subject to consents.

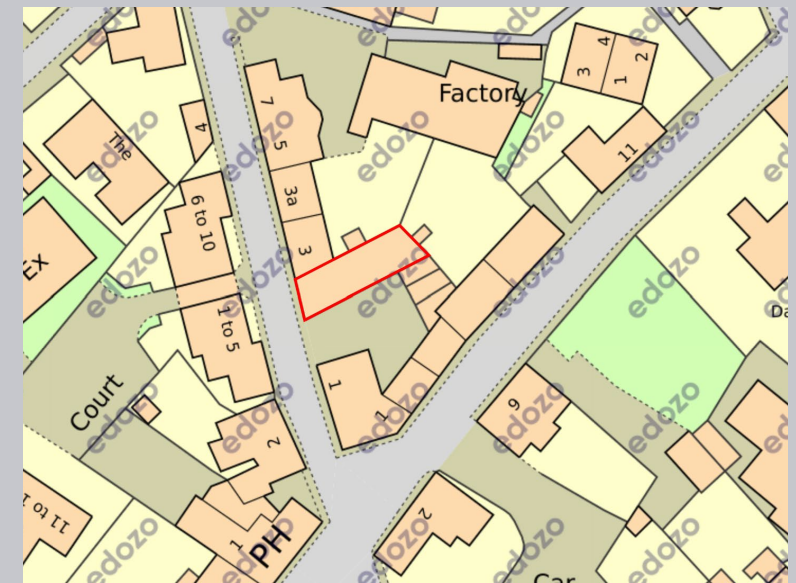
ACCOMMODATION

We have measured the site in accordance with the RICS property measurement (2nd edition) which incorporates the RICS code of measuring practice (6th edition) to arrive at the following Gross Internal Area: 68.0 sq.m (731 sq.ft)

RATEABLE VALUE

The subjects have a Net and Rateable Value as follows; £610.

The subjects may qualify for 100% rates relief. Interested parties should make their own enquiries in this regard.





PRICE/TERMS

Further information available from the Sole Selling Agents.

LEGAL COSTS + VAT

Each party to bear their own legal costs associated with the transaction.

For the avoidance of doubt all figures quoted are exclusive of VAT.

To arrange a viewing please contact:



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IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. Date Published: Jan 2026

ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.