

FOR SALE

FORMER CAR SHOWROOM PREMISES
POTENTIAL DEVELOPMENT OPPORTUNITY

300 STRATHTAY ROAD/CRIEFF ROAD, PERTH PH1 2JU

**929 SQ M (10,000 SQ FT) APPROX - SITE 0.93 ACRES
SUITABLE FOR A VARIETY OF USES SUBJECT TO PLANNING**

Location

Perth is situated approximately 43 miles north of Edinburgh and 61 miles north east of Glasgow. The town has a resident population of approximately 45,000 persons (source Perth & Kinross Council). The subjects themselves are located on the south side of Crieff Road (A85), a prominent arterial route, approximately 2 miles west of Perth Town Centre. Access to the premises is obtained via Strathtay Road.

The location of this building provides excellent access to the local and national road network, with the (A9) dual carriageway link to Edinburgh, Glasgow, Dundee and Inverness only 500 yards to the west.

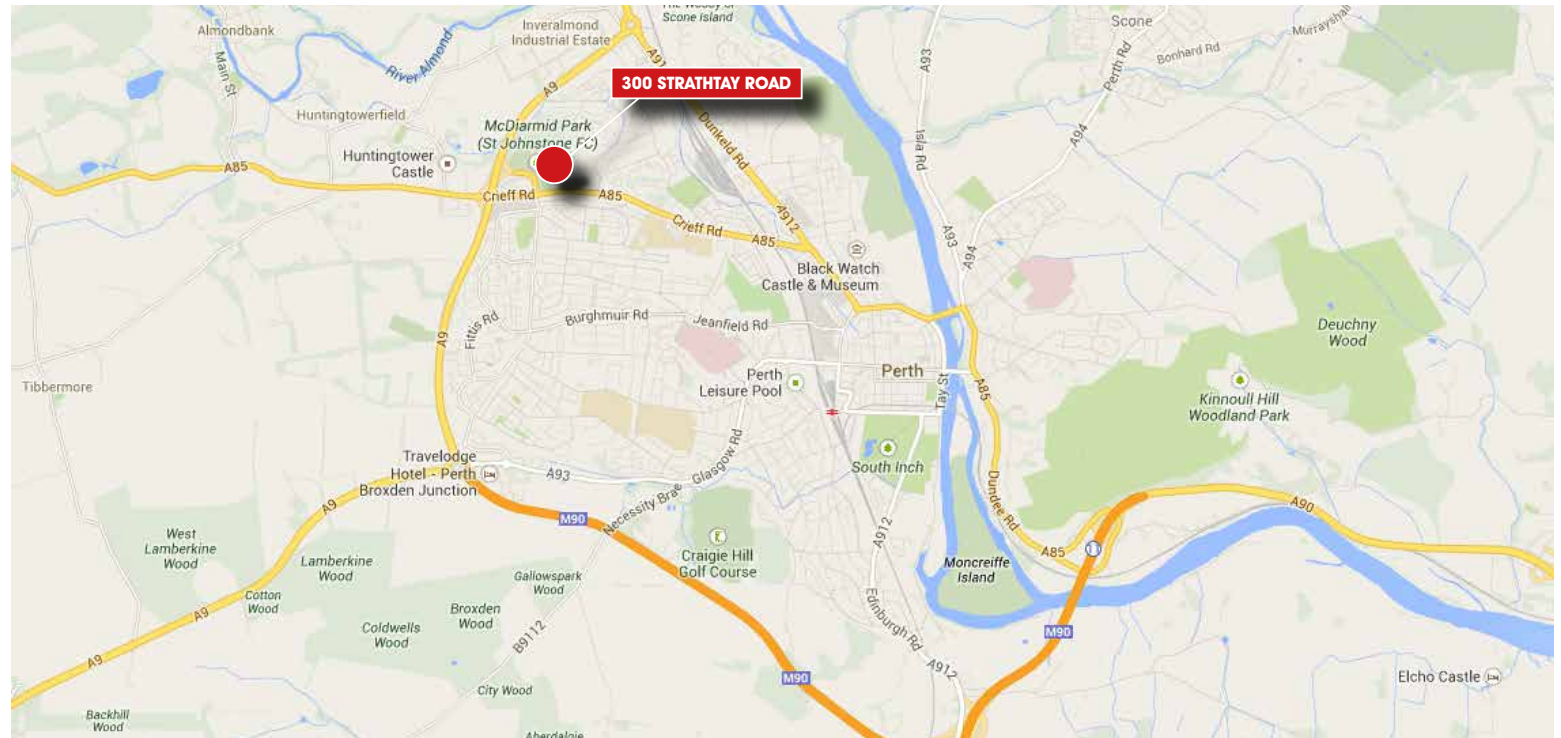
This is a prominent location with surrounding occupiers including Tesco Extra, B & Q, Dobbies Garden Centre, McDiarmid Park (St Johnstone FC), Nationwide Vehicle Repair Centre and Struan Motor Village including Toyota, Mazda, Peugeot etc.

Description

The subjects comprise a substantial detached former car showroom with associated office accommodation and workshop space, currently occupied and in retail use.

The main building is of a steel portal frame construction, with the roof over pitched and clad in corrugated panels.

There is a single story extension of concrete construction with flat roof over. A surfaced yard area surrounds the premises.



Accommodation

We understand the site area available extends to approximately 0.93 acres.

The Gross Internal Floor Area of the premises extend to 929sq.m (10,000sq.ft) approximately.

Price

Offers are invited for the subjects, with the benefit of full vacant possession.

Price on application.

Planning

All interested parties should make their own enquiries to Perth and Kinross Council Planning Department.

Ground Lease

The subjects are held on a Ground Lease from Perth and Kinross Council until 2067. The rent is £13,500 pa, rent reviews are every 5 years with the next due 15/05/14. Further details available on request.

Energy Performance Certificate

EPC Rating – F [Copy available on request].

Rates

We understand the subjects are currently entered in the Valuation Roll as follows:

Rateable Value: £48,000 (01/04/10)

Legal Costs

Each party will be responsible for their own legal costs incurred in this transaction.

VAT

All prices and rents quoted are exclusive of VAT.



Viewing

By prior appointment through the joint agents.

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