



Perfect Work Live Environment

Suitable for a Studio, Boat Storage, Workshop with accommodation.

LIGHT INDUSTRIAL UNIT

- > NEW BUILD UNIT PLANNED OVER GROUND AND FIRST FLOOR
- > GROUND FLOOR – 37.24 SQ. M. (400 SQ. FT.)
- > FIRST FLOOR – 37.24 SQ. M. (4– SQ. FT.)
- > **FIXED PRICE £215,000**

FOR SALE

UNIT F, FISHERS WAY, ABERFELDY, PH15 2FR

LOCATION

Aberfeldy is a popular tourist town located approximately 28 miles north west of Perth and 15 miles south west of Pitlochry.

Aberfeldy is located on the River Tay close to Loch Tay. The nearest rail facility can be found at Pitlochry which lies on the Perth to Inverness route.

The subjects are located within a mixed residential/commercial location a short distance from the centre of Aberfeldy.

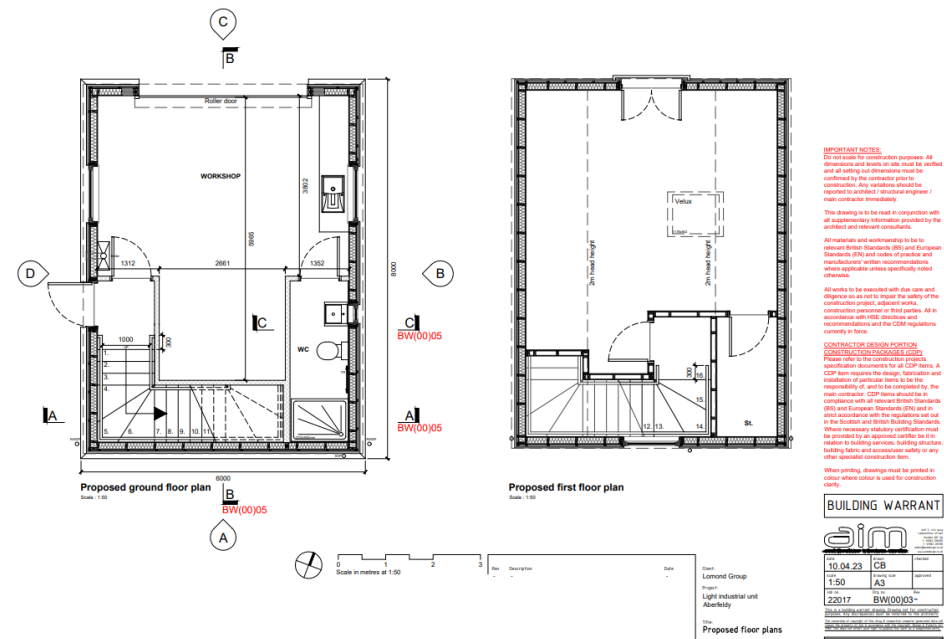
The subjects lie adjacent to a modern residential development being undertaken by Lomond Group and adjacent to the main industrial/commercial estate within Aberfeldy.

DESCRIPTION

The subjects comprise a new build light industrial unit planned over ground and first floor. The property is constructed with a timber frame kit on a 1.2m concrete block wall, is fully insulated and with pitched roof over.

The ground floor provides open plan workshop space with W.C. and accessed via a vehicular roller door. Internal stairs provide access to first floor accommodation which can be utilised for a variety pf purposes.

| ACCOMMODATION | SQ. M. | SQ. FT. |
|---------------|--------------|------------|
| Ground Floor | 37.24 | 400 |
| First Floor | 37.24 | 400 |
| TOTAL | 74.48 | 800 |



Photos are for illustration purposes only and are of a different commercial unit on site.