

# FOR SALE PROMINENT INDUSTRIAL PROPERTY

288 STRATHTAY ROAD • PERTH • PH1 2JU

PRICE REDUCED TO £315,000

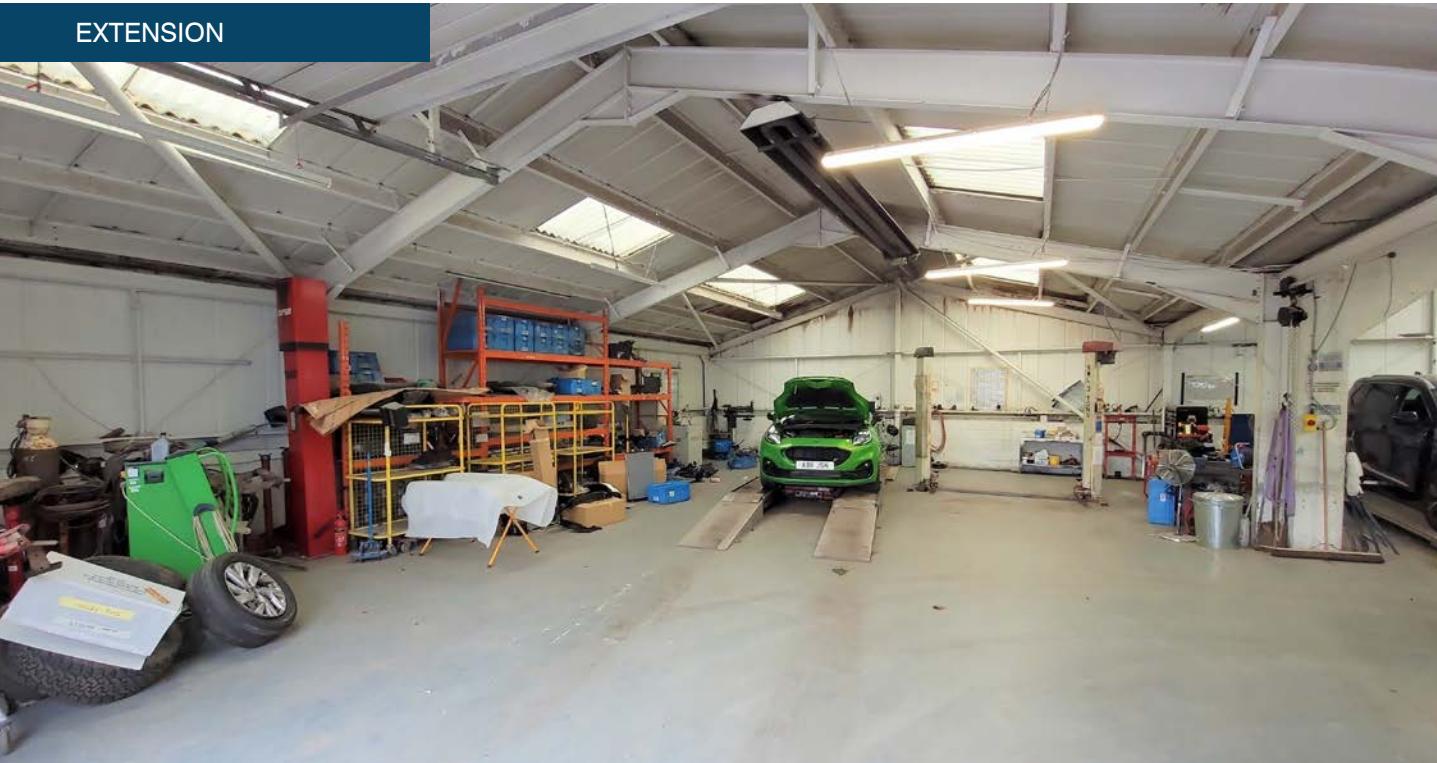


- VACANT POSSESSION
- Existing use of vehicle repair garage
- Across from McDiarmid Park
- 2.5 miles from Perth city centre
- Extends to circa 13,000 sq ft on 0.72 acres
- Ground lease in place until 2111

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CHARTERED SURVEYORS



## EXTENSION



## LOCATION

The property is located between Strathtay Road and Crieff Road in Perth. Occupiers in the area include St Johnstone FC, B&Q and Tesco.

Access to the A9 is 2 minutes away and thereafter Stirling is 27 miles due south with Glasgow 58 miles south west and Edinburgh 47 miles south east.

Perth benefits from a resident population in the region of 48,000 persons.

## THE PROPERTY

This single storey industrial property built in the 70's has always been used for motor vehicles repairs. The workshop is supported by a more modern extension which was added in the early 2000s. The workshop is heated and has 3 roller shutter doors with electricity and gas on site.

The smaller office/reception building has two fitted offices with additional storage and WC's.

The buildings are on a tarmacked site extending to circa 0.72 acres which provides additional parking.

## TENURE

Our client has a long leasehold interest in the property from Perth & Kinross Council that expires 27th May 2111 at a current ground rent payable of £14,225 per annum.

## EPC

We have recently carried out an Energy Performance Assessment for the property and this is available to seriously interested parties.

## BUILDING SURVEY/CONDITION

A recent building survey report is available for seriously interested parties.

## ACCESS TO SITE



## OFFICE & RECEPTION



## RECEPTION INTERNAL



## BUSINESS RATES

According to the Scottish Assessor's website, the property has a Rateable Value of £47,600.

## FIXED PRICE

Our Client is seeking £315,000 for his interest.

## VIEWING & FURTHER INFORMATION

Strictly via the sole selling agents:

Jonathan McManus, Partner

Email: [Jonathan.mcmanus@dmhall.co.uk](mailto:Jonathan.mcmanus@dmhall.co.uk)

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Sadik Chowdhury

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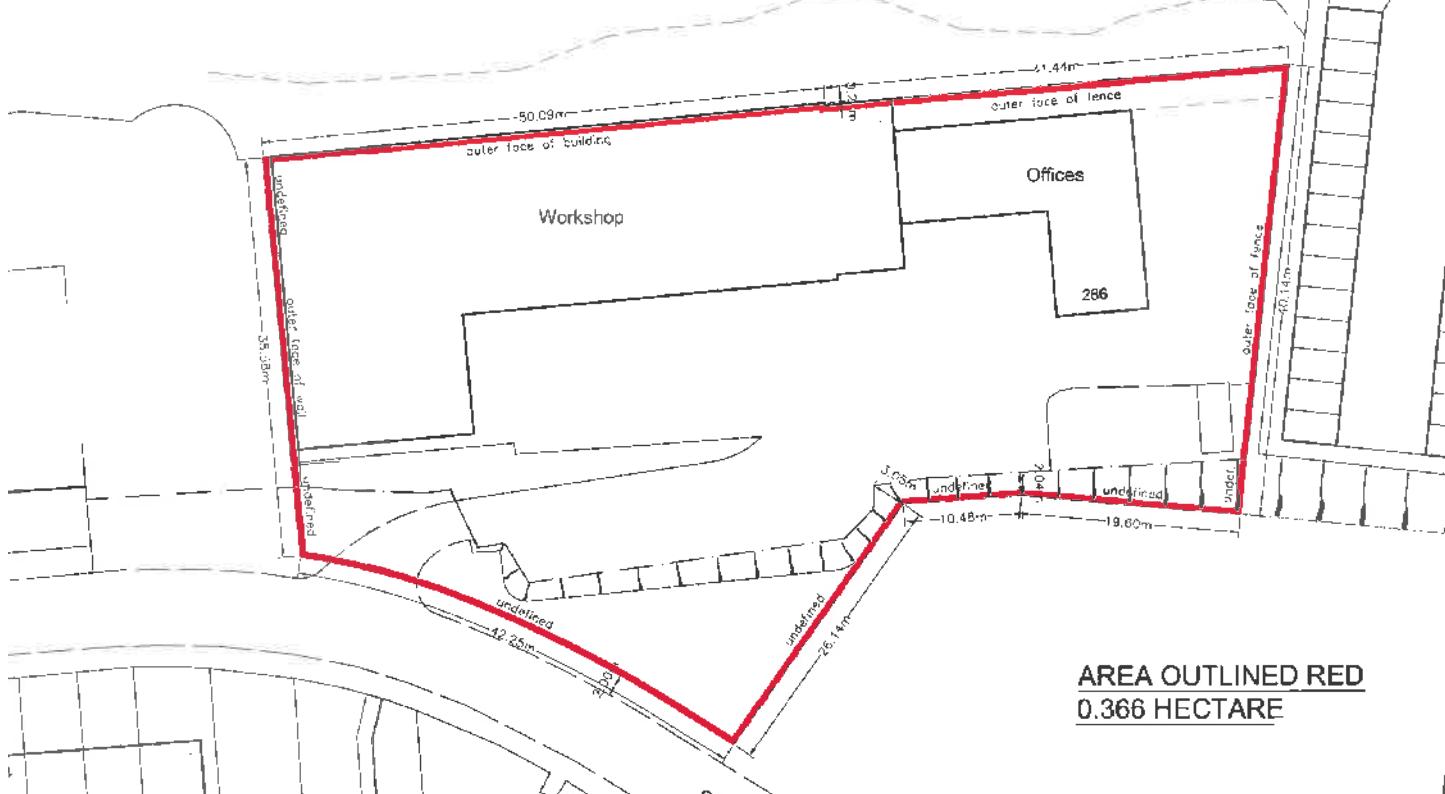
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