



FALCONER
PROPERTY CONSULTANTS

TO LET

Units 1-3 Keathpark, Balmoral
Road, Blairgowrie, PH10 7HU

INDUSTRIAL UNITS

- FROM 1,012SQFT TO 4,693SQFT
- RENT FROM £425 PCM
- SUITABLE FOR A VARIETY OF USES SUCH AS FARM SHOP, RETAIL, CAFE (subject to planning)
- LARGE PARKING AREA
- PROMINENT ROADSIDE LOCATION
- 100% RATES RELIEF (subject to qualification)
- AVAILABLE IN WHOLE OR PART



LOCATION

Blairgowrie is one of the largest towns in Perthshire, sitting to the north of the city of Perth on the banks of the River Ercht. According to the preliminary 2015 census results Blairgowrie has an estimated population in the region of 9,000.

Blairgowrie is the gateway to Glenshee which caters for year-round sports including skiing, golfing, mountain biking, abseiling, hang gliding and paragliding. The surrounding area is still the soft fruit centre of Scotland, and the local population increases greatly in summer when the Eastern European students arrive to harvest the fruit.

Blairgowrie has a thriving town centre with an unusually wide range of independent shops, craft workshops, restaurants and pubs. National retailers include Tesco, Sainsbury, Co-op, M&Co and The Angus Hotel and Royal Hotel. The town's centrepiece is the Wellmeadow, a grassy triangle in the middle of town which hosts regular markets and outdoor entertainment.

From a local context the property is situated on the eastern side of Balmoral Road between its junctions with Bonnington Road and Craighall Place. Balmoral Road forms a busy road leading to Glenshee and Braemar.



DESCRIPTION

The subjects comprise a detached single storey industrial property which most recently was utilised as a single unit but prior to that was 3 separate units. The building is of steel portal frame construction with brick and profiled sheet exterior.

Internally the property can be used as a single unit or sub divided to 3 separate units. Each unit would benefit from a vehicular access door together with w.c. area and allocated parking area.

RATING

The total Rateable Value for units 1 & 2 together is £8,600 and unit 3 is £6,400. Previously when the unit was let as a whole the rateable value was £14,100. Qualifying tenants can benefit from 100% rates relief

EPC

D.

PLANNING

All queries in relation to planning should be addressed to Perth and Kinross Council Planning Department.

FLOOR AREAS

From sizes undertaken during our inspection, we understand that the subject property, measured in accordance with the RICS Property Measurement Professional Statement (Second Edition, Jan 2018) incorporating the International Property Measurement Standards and the RICS Code of Measuring Practice to extend to the following approximate gross internal area (GIA):

Unit 1: 171m²/1,841ft²

Unit 2: 94m²/1,012ft²

Unit 3: 171m²/1,841ft²

PROPOSAL

For a new FRI lease of the full building, we are seeking offers of £23,600 per annum.

If the property is sub divided they we would be seeking £5,100 per annum for Unit 2 and Unit 1 and 3 would be £9,250 per annum.

CLOSING DATE

A closing date may be set and all interested parties should make a note of interest at the offices of the Sole Agent. We reserve the right to sell the property without setting a closing date and we are not obliged to accept the highest or indeed any offer for the sale of the property.

VAT

VAT will be payable where applicable.



VIEWING AND FURTHER INFORMATION

Strictly by appointment through the Sole Agent:

Sandy Falconer BSc (Hons) MSc MRICS

STIRLING 01786 234 000

PERTH 01738 230 200

EMAIL info@falconerproperty.co.uk

www.falconerproperty.co.uk

Falconer Property Consultants for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars and plan are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact must satisfy themselves by inspection or otherwise as to the correctness of each of them: (iii) no person in the employment of Falconer Property Consultants has any authority to make or give any representation or warranty whatever in relation to this property: (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. Published March 2021.