



FALCONER
PROPERTY CONSULTANTS

FOR SALE

Workshop & Office,
Church Lane, Errol, PH2 7QP

WORKSHOP – DEVELOPMENT OPPORTUNITY

- OFFERS OVER £59,000
- WORKSHOP 5,692FT²
- WELL SUITED FOR A VARIETY OF USES OR REDEVELOPMENT
- ATTRACTIVE VERSATILE BUILDING



LOCATION

The village of Errol, has a resident population approaching 1,500, and is located approximately 1 mile south of the A90 Perth/Dundee trunk road.

Access to the road network is provided via the A90 Errol, and the surrounding area which links into the surrounding road and motorway network, with travel distances to Glasgow, Edinburgh, Aberdeen, Perth and Dundee being as follows;

Glasgow – 82 miles Edinburgh – 51 miles Aberdeen – 80 miles Perth – 11 miles Dundee – 15 miles

Errol and the surrounding area benefits from a rural bus services, with main line rail halts to be found in Perth to the west (11 miles) and Dundee to the east (15 miles).

The subjects are located on the Western side of Church Lane down a private lane.



DESCRIPTION

The subjects comprise a former church hall with listed clock tower most recently utilised as a workshop.

The workshop building is of stone construction surmounted by a pitched and slated roof. Internally the property offers an open plan workshop, storage space and office. There is also a galleried area accessed via a timber staircase offering additional storage space.

VAT

All prices, premiums and rents quoted are exclusive of VAT.

EPC

A copy of the EPC will be available upon request.

FLOOR AREAS

From sizes taken during our inspection we calculate the subject property, measured in accordance with the RICS Code of Measurement Practice (second edition, January 2018) to extend to the following approximate gross internal area (GIA):

Workshop: 526.1m²/5,692ft²

PLANNING

All queries in relation to redevelopment/reconfiguration of the subjects should be addressed to Perth and Kinross Council Planning Department.

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.

RATING

Rateable value; Workshop £6,500

PROPOSAL

Offers over £59,000 are invited for the Heritable (freehold) interest.



VIEWING AND FURTHER INFORMATION

Strictly by appointment through the Sole Agent:

Sandy Falconer BSc (Hons) MSc MRICS

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