



FALCONER
PROPERTY CONSULTANTS

FOR SALE / MAY LET

53-55 High Street,
Blairgowrie, PH10 6DA

RETAIL UNIT/ OFFICE

- OFFERS OVER £125,000
- LEASE FROM £15,500 P.A. – INCENTIVES AVAILABLE
- PRIVATE PARKING
- 1,575 SQ FT
- PROMINENT RETAIL PITCH
- LOCATED ON THE MAIN ARTERIAL ROAD



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 Ericht. 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 North western side of the High Street between its junctions with John Street and David Street.



DESCRIPTION

The subjects comprise a detached single storey building of traditional stone construction surmounted by a flat roof. The property was previously operated as a bank and benefits from a private rear parking area.

Internally the property is fitted out for its existing use as a bank and provides open plan retail area, office spaces, tea prep area and separate male and female w.c's.

PROPOSAL

Offers over £125,000 are invited for the Heritable (freehold) interest.

Lease from £15,500 per annum for a new FRI lease. Rental incentives available.

PLANNING

We understand that the subjects benefit from appropriate consent for their current use as a retail unit.

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

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 net internal area (NIA):

146.39m²/1,575ft²

EPC

G.

RATING

£12,600.

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.



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VIEWING AND FURTHER INFORMATION

Strictly by appointment through the Sole Letting Agent:

Sandy Falconer BSc (Hons) MSc MRICS

STIRLING 01786 234 000

PERTH 01738 230 200

EMAIL info@falconerproperty.co.uk

www.falconerproperty.co.uk

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