

FOR SALE/  
MAY LET



## Retail Unit with Class 3 Planning Consent

Blairgowrie, 5 High Street, PH10 6ET

Net Internal Area: 130.77 sq m (1,407 sq ft)

- Prominent Location
- Currently used as a Café but considered suitable for alternative uses
- Consent for outside seating area
- Rent: Offers over £12,000 per annum
- Price: Offers In the region of £95,000

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## LOCATION

Blairgowrie is located approximately 15 miles north of Perth and 20 miles north west of Dundee. It is a popular market town with a resident population of approximately 9,000.

The property is located in a prominent location on High Street, the main retailing thoroughfare within the town. Nearby occupiers include Boots, Goodfellow and Stevens & Sainsburys.

The exact location can be seen on the above plan.

## DESCRIPTION

The subjects comprise a Category C Listed, ground floor and basement retail unit forming part of a traditional 2 storey and attic building of stone construction under a pitched and slated roof. At the rear of the building is a single storey extension with part pitched and slated and part flat felt covered roof. The upper floors of the building are in residential use.

Internally the shop comprises open plan sales area to the front with kitchen and accessible customer toilet to the rear.

The subjects benefit from a large storage basement

Planning consent is in place to allow use of the pavement area in front of the shop as an outside seating area.

## FLOOR AREAS

The subjects provide the following net internal floor areas, measured in accordance with the RICS Code of Measuring Practice (Sixth Edition)

Ground Floor	71.92 sq m	(774 sq ft)
Basement	58.85 sq m	(633 sq ft)
Total	130.77 sq m	(1,407 sq ft)

## RENT

Offers over £12,000 per annum

## PRICE

Offers In the region of £95,000 are invited for our clients heritable interest in the subjects.

## VAT

Any rent/price quoted is exclusive of VAT which may be applicable.

## LEASE TERMS

The subjects are available on the basis of a new Full Repairing and Insuring Lease incorporating periodic rent reviews

## RATING ASSESSMENT

The valuation role shows a rateable value of £8,100 with effect from 1st April 2023.

The Uniform Business Rate for the year 2023/2024 is 49.8p in the £. Water and waste water rates are also payable.

## ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of TBC.

Full documentation is available upon request.

## ENTRY

Upon conclusion of all legalities

## CLOSING DATE

Whilst a closing date might not necessarily be set all interested parties are advised to note their interest in writing with the sole agents.

## LEGAL COSTS

Each party to bear their own costs in relation to the transaction. The ingoing occupier will be responsible for payment of LBTT and registration dues if applicable.

## OFFERS / VIEWING

All offers should be submitted in writing to the sole agents who will also make arrangements to view.

## Contact

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 Jackson Chartered Surveyors  
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