

FOR SALE – BY WAY OF EITHER HERITABLE OR LONG LEASEHOLD INTEREST
SITE EXTENDING TO APPROXIMATELY 0.986 ACRES (0.39 HECTARES)

STRATHTAY ROAD/CRIEFF ROAD, PERTH, PH1 2JX

PRIME ROADSIDE LOCATION
SUITABLE FOR A VARIETY OF USES INCLUDING RETAIL DRIVE THRU RESTAURANTS AND RESIDENTIAL
(SUBJECT TO PLANNING CONSENT)



- Prominent main road position.
- Close to Tesco and B&Q
- Site just under 1 acre approx.
- Suitable for retail and drive thru restaurants.
- Available as a heritable or long leasehold interest.

CONTACT US

Viewing is strictly by prior appointment
with Colliers International, through:

Bob Fisher
Colliers International
1 Exchange Crescent
Conference Square
Edinburgh
EH3 8AN

0131 240 7522
Bob.Fisher@colliers.com



Strathtay Road /
Crieff Road
Perth
PH1 2JX

www.colliers.com/uk/retail

LOCATION

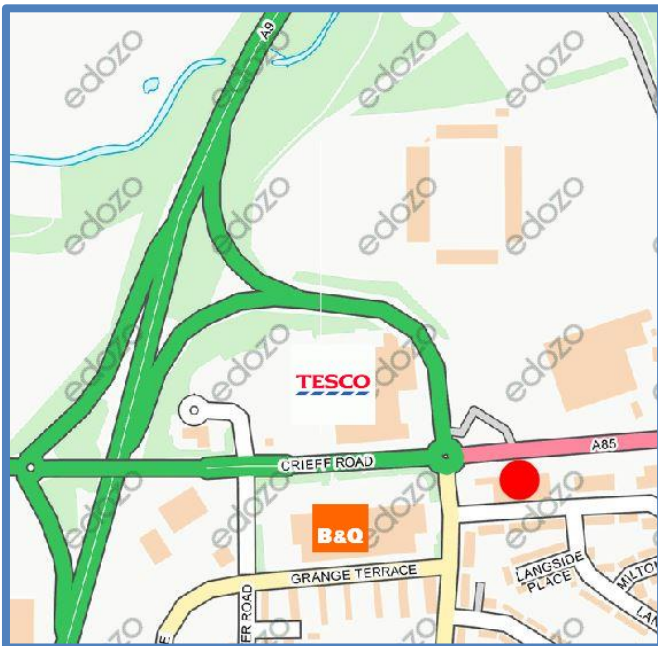
Perth, which has a population of approximately 45,000, is the principle town in Perth and Kinross District and has recently been awarded City status.

Perth which is known as the gateway to the Highlands and enjoys close proximity to Scotland's main cities with 90% of the country's population accessible within 90 minutes drive time.

Perth is located at the base of the River Tay in the heart of Scotland with the A9 and A90/M90 road giving easy access to Dundee, Edinburgh, Glasgow and to the south and beyond.

The property is situated on the south side of Crieff Road, on the north side of Strathtay Road occupying a corner site on the roundabout junction that serves the A9, A85 and Newhouse Roads.

Generally the area is considered mixed use with residential and retail both prominent. **Tesco** and **B&Q** are both located nearby.



DESCRIPTION

The site is occupied by a former distribution building, which has not been used for some time and is in a semi-derelict condition. The site occupies a prominent roadside position with access from Strathtay Road.

ACCOMMODATION

The main areas are as follows:

Site Area	0.986 acres (0.39 ha)
Building:	
Ground floor	20,935 sq ft (1,945 sq m) approx.

RATING ASSESSMENT

The property is entered in the 2017 Valuation Roll as follows;

- Rateable Value - £62,800

PLANNING

Under the Perth and Kinross Local Development Plan adopted 2019 the property is zoned as a commercial centre. Retail and leisure uses are acceptable in principle under this zoning.

DEVELOPMENT POTENTIAL

IT IS CONSIDERED THAT THE PROPERTY HAS DEVELOPMENT POTENTIAL FOR A VARIETY OF USES INCLUDING RETAIL AND DRIVE THRU RESTAURANTS. RESIDENTIAL USE MAY ALSO BE POSSIBLE SUBJECT TO PLANNING CONSENT.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with the transaction. For the avoidance of doubt any incoming tenant will be responsible for Land and Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.

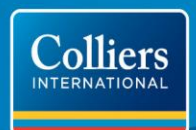
ENTRY

Immediate by agreement.

Misrepresentation Act

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ENERGY PERFORMANCE CERTIFICATE

A copy of the EPC and Recommendation Report can be provided upon request.

OFFERS

OFFERS TO PURCHASE ON A HERITABLE OR LONG LEASEHOLD BASIS WILL BE CONSIDERED.

VAT

Unless otherwise stated all prices and rents are quoted exclusive of Value Added Tax (VAT).

VIEWING AND FURTHER INFORMATION

Strictly by appointment through the sole agent:

Bob Fisher

Tel : 0131 240 7522

Email : bob.fisher@colliers.com

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