



**FALCONER**  
PROPERTY CONSULTANTS

# TO LET

The Hall, Lower Mill Street,  
Blairgowrie, PH10 6AQ

## OFFICE/TREATMENT ROOMS

- LEASE FROM £7,000 PER ANNUM
- 816 FT<sup>2</sup>
- FREE ON STREET PARKING
- MODERN BRIGHT ROOMS
- MOVE IN CONDITION
- QUALIFIES FOR 100% RATES RELIEF
- ATTRACTIVE LOCATION OPPOSITE RIVER ERICHT



## LOCATION

Blairstown 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 Blairstown has an estimated population in the region of 9,000.

Blairstown 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.

Blairstown 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 Lower Mill Street adjacent to the river Ercht.



## DESCRIPTION

The subjects comprise a ground floor office/studio within a single storey building of stone construction surmounted by a pitched and slated roof.

Internally the subjects provide a reception area with a w.c and disabled w.c, kitchen, 4 large treatment rooms/offices and one smaller office.

The property benefits from being in move in condition with free on street parking outside the property.

## PLANNING

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):

75.82m<sup>2</sup>/816ft<sup>2</sup>

## PROPOSAL

Offers of £7,000 per annum are invited for a new Lease.

## VAT

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

## EPC

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## 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 or let the property without setting a closing date and we are not obliged to accept the highest or indeed any offer for the sale or lease of the property.

## RATING

Rateable value; £4,250.  
Qualifying businesses will be able to benefit from 100% rates exemption subject to application.



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## 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](http://www.falconerproperty.co.uk)