

TO LET / MAY SELL

Modern Warehouse & Yard



Aberfeldy Industrial Estate, Dunkeld Road, Aberfeldy, PH15 2AQ



- **Gross Area – 374 sq.m. (4,025 sq.ft.).**
- **Modern accommodation with substantial surfaced yard.**
- **Sub division possible.**
- **Rent £20,000 per annum.**

VIEWING & FURTHER INFORMATION:

Jonathan Reid
j.reid@shepherd.co.uk

T: 01738 638188
F: 01738 637542

www.shepherd.co.uk

LOCATION

Aberfeldy is a popular tourist town located approximately 28 miles north west of Perth and 15 miles south west of Pitlochry.

Aberfeldy is located on the River Tay close to Loch Tay. The nearest rail facility can be found at Pitlochry which lies on the Perth to Inverness route.

The subjects are located within Aberfeldy Industrial Estate a busy business location at the entrance to the town.

DESCRIPTION

The subjects comprise a modern storage building of steel portal frame construction clad externally with profile metal sheeting whilst the roof is pitched and also clad with profile metal sheeting.

The unit is accessed via three roller doors to the front elevation and benefits from an internal eaves height of approximately 3.6m.

Externally there is a large concrete surfaced yard.

ACCOMMODATION

We calculate the property extends to a gross area of 374 sq.m. (4,025 sq.ft.).

The total site area extends to approximately 0.81 acres or thereby.

RATEABLE VALUE

The subjects have been assessed for rating purposes and currently have a Rateable Value of £19,000.

The unified business rate for 2018/2019 financial year is 48p.

TO LET / MAY SELL

Modern Warehouse & Yard



Aberfeldy Industrial Estate, Dunkeld Road, Aberfeldy, PH15 2AQ

TERMS

Our client is seeking rental offers in excess of £20,000 per annum for a negotiable period of time.

Alternatively offers for our client's heritable interest will be considered.

ENERGY PERFORMANCE CERTIFICATE

Awaiting further details.

MONEY LAUNDERING

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

VAT

VAT will be payable on the purchase.

VIEWING

Strictly by appointment with the sole letting/selling agents:

Jonathan Reid BLE (Hons) MRICS

j.reid@shepherd.co.uk

J & E Shepherd
Chartered Surveyors
2 Whitefriars Crescent
Perth
PH2 0PA

T: (01738) 638188

F: (01738) 637542

Website – www.shepherd.co.uk

