

# TO LET

Prominent office / showroom  
building with extensive car parking

**Ruthvenfield Road, Inveralmond, Perth, PH1 3EE**



## VIEWING & FURTHER INFORMATION:

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- Prominent office and showroom property located just off the Inveralmond roundabout, opposite the Highland Gateway Retail Park and adjacent to the 'Motor Mile'
- Unit 2 – 46 sq. m (499 sq. ft.)
- Unit 3 – 44 sq. m (473 sq. ft.)
- Unit 4 – 130 sq. m (1,407 sq. ft.) with lift access

### LOCATION

Perth, which has a population of approximately 45,000 persons (Source: Perth & Kinross Council), is the principal area of Perth & Kinross District and has recently been awarded City status.

Historically known as the gateway to the Highlands, Perth enjoys close proximity to Scotland's main cities with 90% of the country's population accessible within 90 minutes drive time. Dundee lies approximately 35 km (22 miles) to the east with Edinburgh 69 km (43 miles) to the south and Glasgow 98 km (61 miles) to the southwest.

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

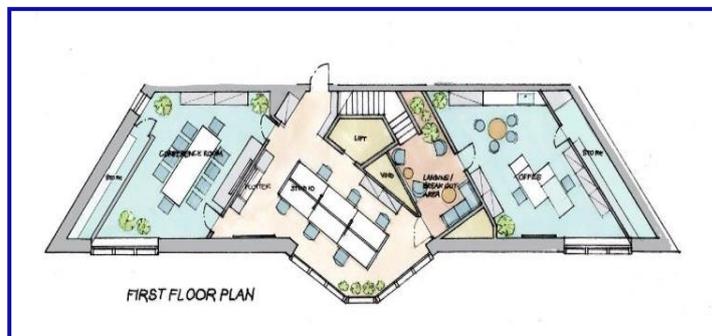
Located in the Inveralmond area of Perth, the property occupies a prominent position close to Highland Gateway retail park on Ruthvenfield Road, the main spine road leading into Inveralmond Industrial Estate.

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## DESCRIPTION

The premises comprise a modern, two storey detached showroom and office building.

The building is of a steel portal frame construction with reinforced concrete floors on both levels, brick walls with some floor to ceiling glazing beneath a pitched roof.

The building is sub-divided to create 4 high quality lettable areas, one of which has been pre-let to Callum Walker Interiors. There will be a common reception with toilet facilities and guest seating area.

There are ample car parking spaces on the site.

## RATEABLE VALUE

The subjects will require to be assessed for rating purposes.

The Uniform Business Rate for the Financial Year 2019/20 is 49p exclusive of water and sewerage rates.

## ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) on a Net Internal Area (NIA) basis to provide the following:

Unit 1 – Let

Unit 2 – 46 sq. m (499 sq. ft.)

Unit 3 – 44 sq. m (473 sq. ft.)

Unit 4 – 130 sq. m (1,407 sq. ft.) with lift access

## PROPOSAL

Unit 1 – Let

Unit 2 - £8,000 per annum

Unit 3 - £8,000 per annum

Unit 4 - £20,000 per annum

## VAT

All Prices quoted are exclusive of VAT which will be charged at the current rate.

## ENERGY PERFORMANCE RATING

The subjects have an energy performance rating of 'D' and a copy can be provided upon request.

## SERVICES

The property benefits from being connected to mains gas, electricity, water and drainage.

## MONEY LAUNDERING

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26<sup>th</sup> 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 require to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in any transaction with the ingoing tenant being responsible for the payments of Stamp Duty Land, Registration Dues and VAT incurred thereon.

## VIEWING

For further information or viewing arrangements please contact the sole agents:

A 2 Whitefriars Crescent, Perth, PH2 0PA

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