

- > SHOWROOM AND WORKSHOP.
- > 739.37 SQ. M. (7,959 SQ. FT.)
- > SUITABLE FOR VARIETY OF USES  
SUBJECT TO PLANNING.
- > PROMINENTLY LOCATED ON  
PERTH'S MOTOR MILE.
- > APPROX SITE AREA (0.75 ACRES)

**TO LET/MAY SELL**

**172 DUNKELD ROAD, PERTH, PH1 3AA**

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# 172 DUNKELD ROAD, PERTH, PH1 3AA

## 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.

The subjects are located on Dunkeld Road forming part of Perth's famous motor mile, home to a number of established car dealerships and trade operators.

This location would suit a variety of uses subject to the appropriate planning consent.

## TERMS

Offers are invited on normal full repairing and insuring terms for a lease length in the region of 10 years.

Alternatively offers are invited for the freehold interest.

## DESCRIPTION

The subjects comprise a car showroom of steel portal frame construction with metal and glazed cladding externally and pitched profile metal sheet roof over.

To the rear of the property there is a detached workshop with 4 x roller doors access.

Externally there is vehicle/display parking for approximately 80 vehicles.

The site area extends to approximately 0.75 acres excluding the commercial entrance and access road.

The subjects are considered to be suitable for a variety of uses subject to planning.

## RATEABLE VALUE

The subjects have been assessed for rating purposes at a Rateable Value of £105,750.

The unified business rate for 2019/2020 financial year is 51.6p.

## VAT

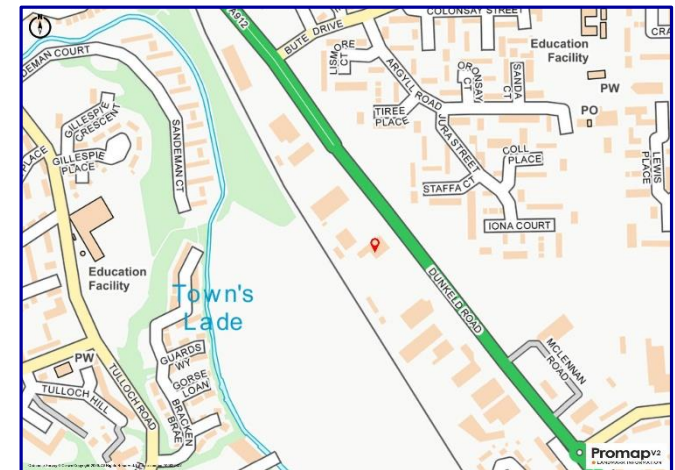
Prices are quoted exclusive of VAT (if applicable).

## EPC

To be confirmed.

ACCOMMODATION	SqM	SqFt
Main Building Showroom, Workshop, Offices, Toilet and Canteen	627.98	6,760
Rear Workshop	111.39	1,199
<b>TOTAL</b>	<b>739.37</b>	<b>7,959</b>

The floor areas have been calculated on a Gross Internal Area basis in accordance with RICS Property Measurement Professional Statement (Second Edition, May 2018).



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

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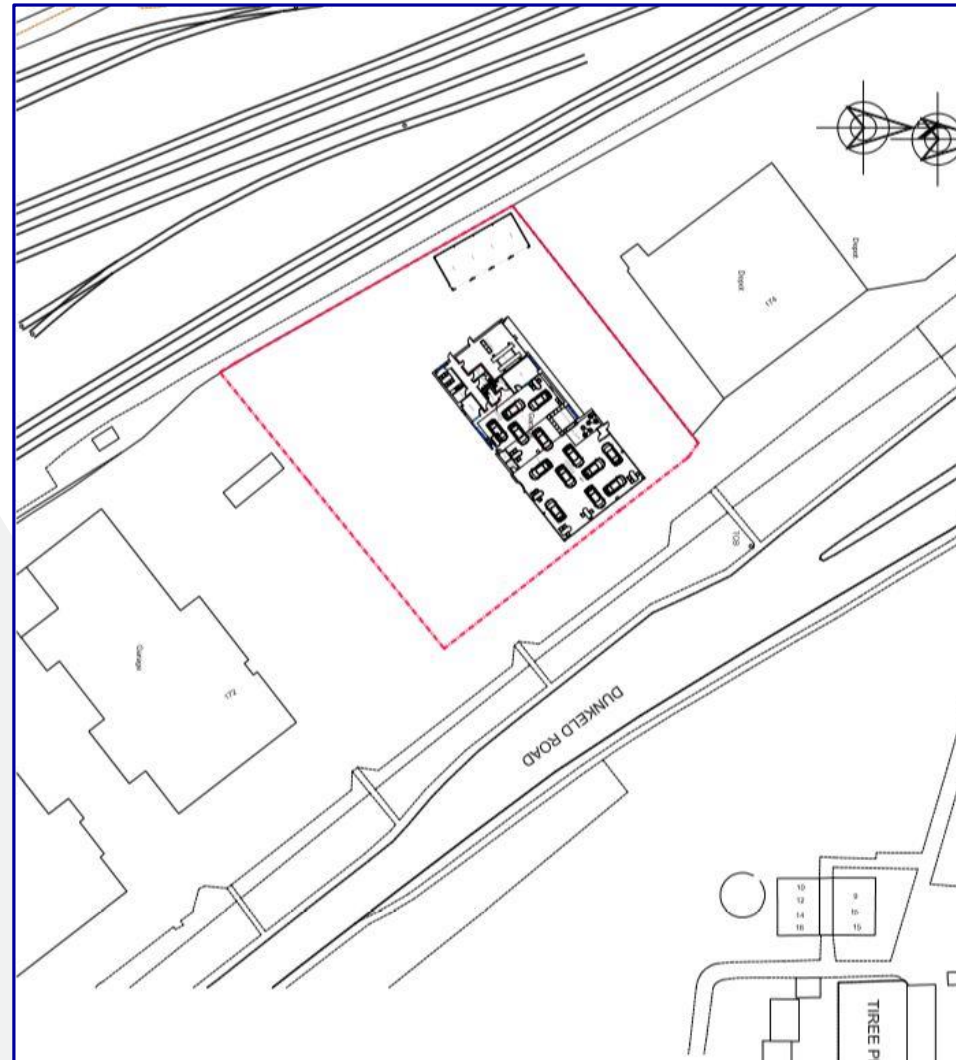


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