



TO LET

Unit 2
Inveralmond Retail Park
Perth PH1 3XF



Extensive Road Frontage to the A9 Class 1A Consent Fully Fitted Prime Unit

Rent: £130,000 pa

Ground Floor: 8,812 sq ft

Location

Inveralmond Retail Park is a modern retail development situated approximately 2.5 miles from Perth city centre. The Retail Park is situated to the north west of Perth in close proximity to the recently granted Almond Valley housing site, set to deliver a new residential neighbourhood for the surrounding area. The first phase of the Almond Valley development will provide 340 homes, 85 of which will be affordable. The approved master plan allows for up to 1,500 houses to be built in due course.

The Retail Park enjoys high visibility off the Inveralmond roundabout joining Perth to Inverness via the A9 and currently provides 74,220 sq ft of retail space and has a strong retailer presence including **Marks & Spencer, Aldi, Tiso, Jollyes Pets, British Heart Foundation, Nandos** and **Costa Coffee**.

Accommodation

The unit is arranged over ground floor and extends to the following approximate net internal floor area:

Ground Floor: **8,812 sq ft / 818.7 sqm**

Lease

The subjects are available by way of a new 10 year FRI lease.

Rates

Rateable Value: **£123,250**

UBR (2024/25): **£0.559**

Rates Payable: **£68,897 pa**

Planning / EPC

The property benefits from having **Class 1A** consent and has an EPC rating of E.

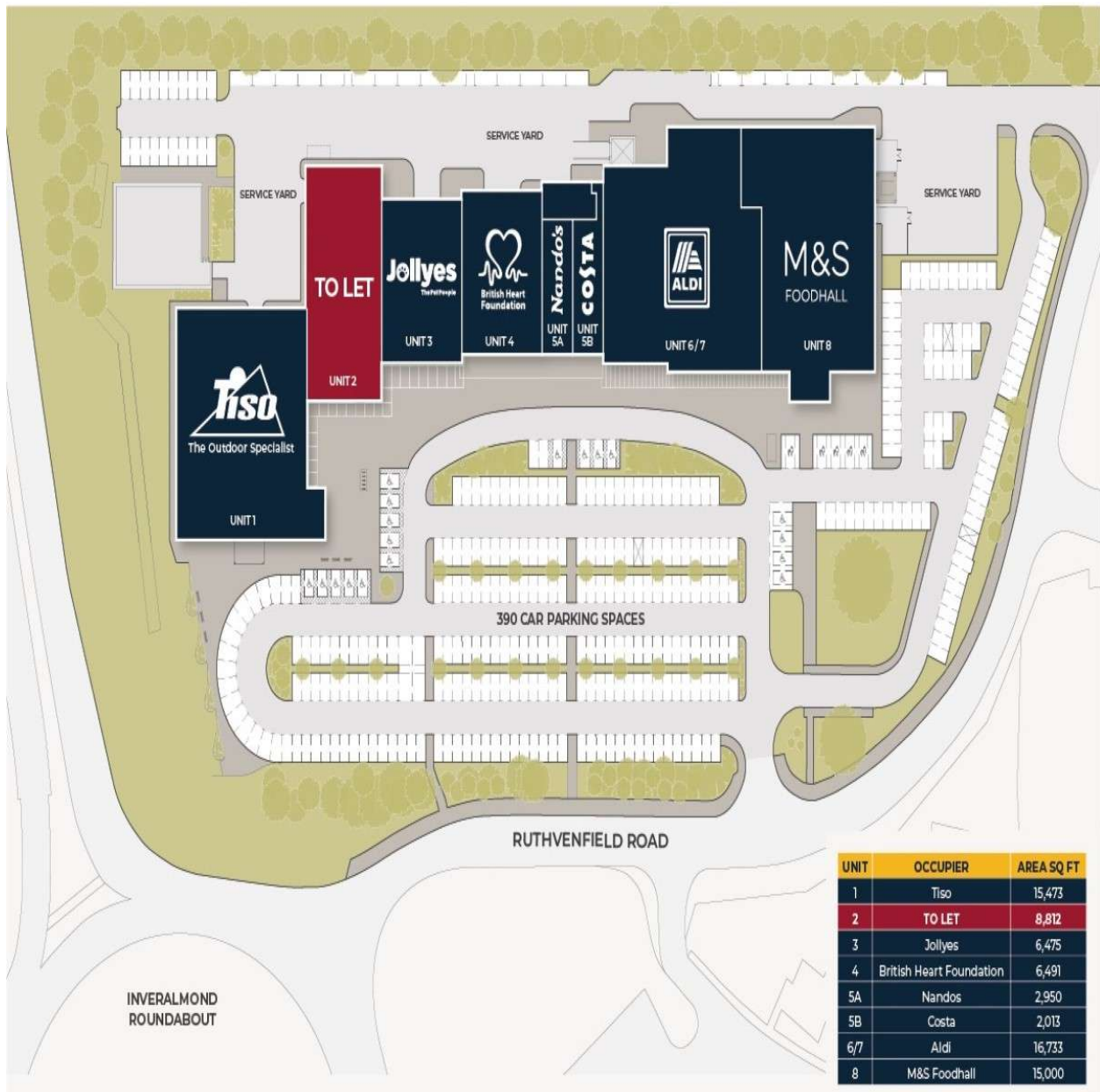
Legal Costs

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



Rent

Rental offers in excess of **£130,000 pa** exclusive are sought.



**Viewing strictly by appointment with ORINSEN
or our joint agents Coates & Co**

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