

TO LET

UNITS 3 & 4

BALBEGGIE

MODERN REFURBISHED
COMMERCIAL ACCOMMODATION

UNIT 3

1,164 SQ FT
(APPROX.)

UNIT 4

1,193 SQ FT
(APPROX.)



EXCELLENT ROADSIDE
VISIBILITY



GENEROUS PARKING
PROVISION



MODERN OPEN-PLAN
LAYOUTS



3-PHASE ELECTRICITY
SUPPLY



GAS HEATING



KITCHEN & WC
FACILITIES



Units 3 & 4, Main Street, Balbeggie, PH2 6HA

Modern roadside commercial units suitable for variety of uses

To Let | Rent on application



Property Highlights

- ✓ Modern refurbished commercial units extending to approximately 108.14 sq m (1,164 sq ft) and 110.83 sq m (1,193 sq ft)
- ✓ Available individually or together, providing up to 218.97 sq m (2,357 sq ft)
- ✓ Rent negotiable on application
- ✓ Prominent roadside position with excellent visibility onto the A94
- ✓ Highly accessible location benefiting from the recently completed Cross Tay Link Road
- ✓ Generous on-site customer and staff parking
- ✓ Open-plan accommodation suitable for a variety of fit-outs
- ✓ 3-phase electricity, gas heating, kitchen and WC facilities
- ✓ Suitable for retail, office, showroom, café, medical, fitness and other commercial uses (subject to planning)
- ✓ Potential for 100% Small Business Bonus Scheme Relief, subject to occupier eligibility.

Location

The subjects occupy a prominent roadside position within the village of Balbeggie, approximately 6 miles north-east of Perth, fronting the A94 Perth to Coupar Angus Road.

Balbeggie has become an increasingly well-connected commercial location following the completion of the Cross Tay Link Road, which provides improved access to the A9, M90 and the wider trunk road network.

The location benefits from excellent accessibility to Perth, Dundee, Angus and the wider strategic road network. Recent infrastructure improvements have significantly enhanced journey times and increased passing traffic, making the property an attractive location for businesses seeking both prominence and convenience.

The surrounding area comprises a mix of established commercial, retail and residential uses, with the subjects occupying a highly visible position that offers excellent profile and accessibility for a wide range of businesses.

Description

The subjects comprise two modern refurbished commercial units of brick construction beneath a pitched metal profile insulated roof. The accommodation is predominantly open plan and benefits from excellent natural daylight through attractive glazed frontages and roof lights.

Each unit is fitted with 3-phase electricity, gas-fired boilers, modern kitchen and WC facilities and is suitable for a variety of commercial uses including retail, office, showroom, café, medical, leisure and other commercial uses, subject to the necessary planning consents.

The units are available individually or together and benefit from generous on-site parking together with excellent roadside prominence.

EPC

An Energy Performance Certificate has been commissioned and will be made available to interested parties upon request.

Business Rates & Rates Payable (2026/27)

The property is currently assessed by the Scottish Assessors Association as part of a larger "Premises" entry and will require to be reassessed following subdivision. Interested parties are advised to contact the Assessor directly to discuss the likely Rateable Value. Occupiers may qualify for up to 100% rates relief under the Small Business Bonus Scheme, subject to individual circumstances.

Lease Terms

The units may be leased individually or together.

Rent: Price on Application, subject to lease terms, covenant strength and the level of fit-out required.

Compliance

In accordance with Anti-Money Laundering Regulations, the successful tenant will be required to provide satisfactory proof of identity and source of funds prior to conclusion of missives.

Viewing & Further Information

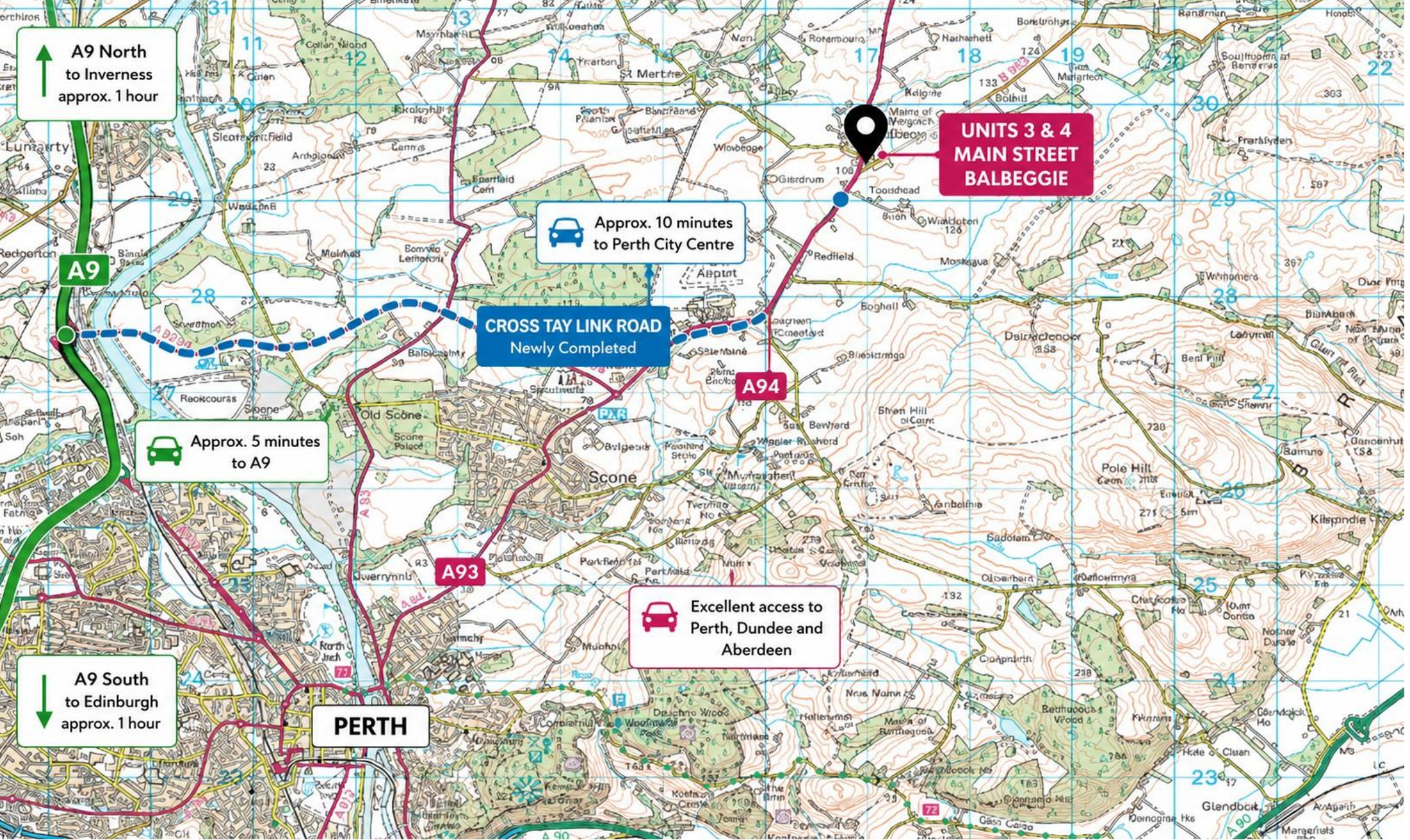
Graeme Duncan BSc (Hons) MRICS
Director

 01738 318100

 07954 815365

 graeme@smartandco.co.uk

 www.smartandco.co.uk



01738 318 100 | smartandco.co.uk

Important Notice: These particulars do not form part of any offer or contract and should not be relied upon as statements or representatives of fact. Smart & Co has no authority to make or give in writing or verbally any representation or warranties in relation to the property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. Smart & Co have not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. In the interest of Health & Safety, please ensure that you take due care when inspecting the property. S1171