

Former Showroom
Can Be Subdivided
May Suit Various Other Uses



300 Strathtay Road, Perth, PH1 2JY

Prominent Showroom + Workshops & Offices – May Suit Other Uses

To Let

Flexible Space
9,968 ft²
on 0.9 acre site

SMART&CO.
surveyors & property consultants

St Johnstone FC

300 Strathtay Road

Tesco

B & Q

Mazda

Peugeot

A9

A85

A9





Highly visible location on Crieff Road (A85), a main arterial route into Perth with circa 14,000 vehicles per day.

Extensive site of approximately 0.93 acres with ample parking.

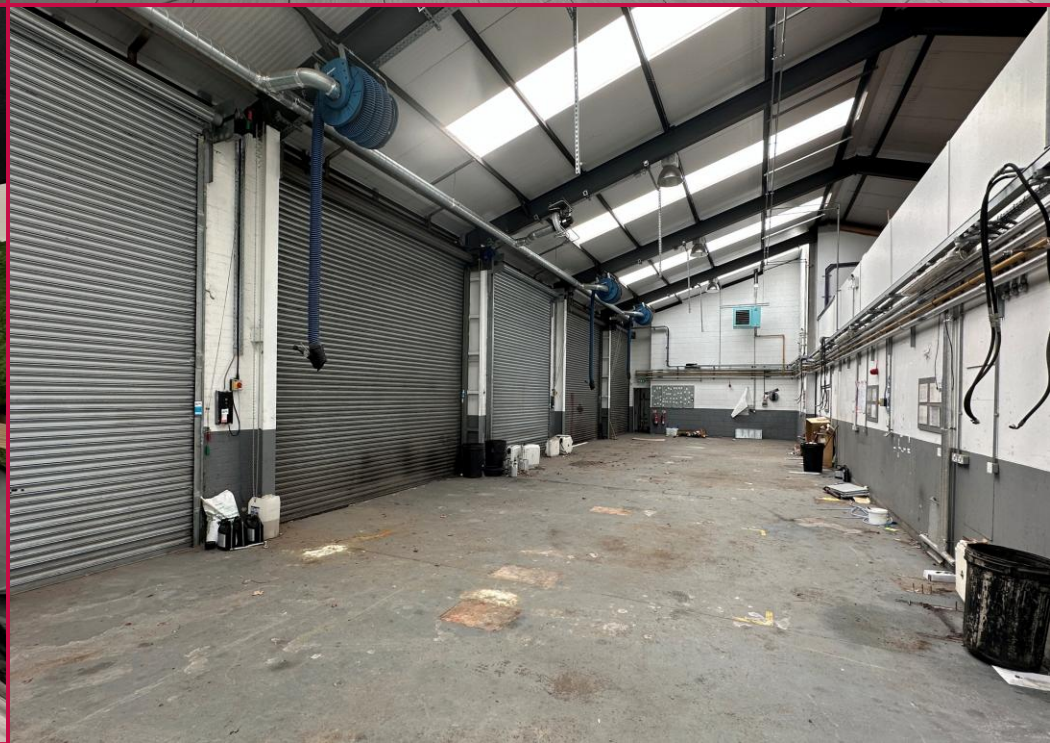
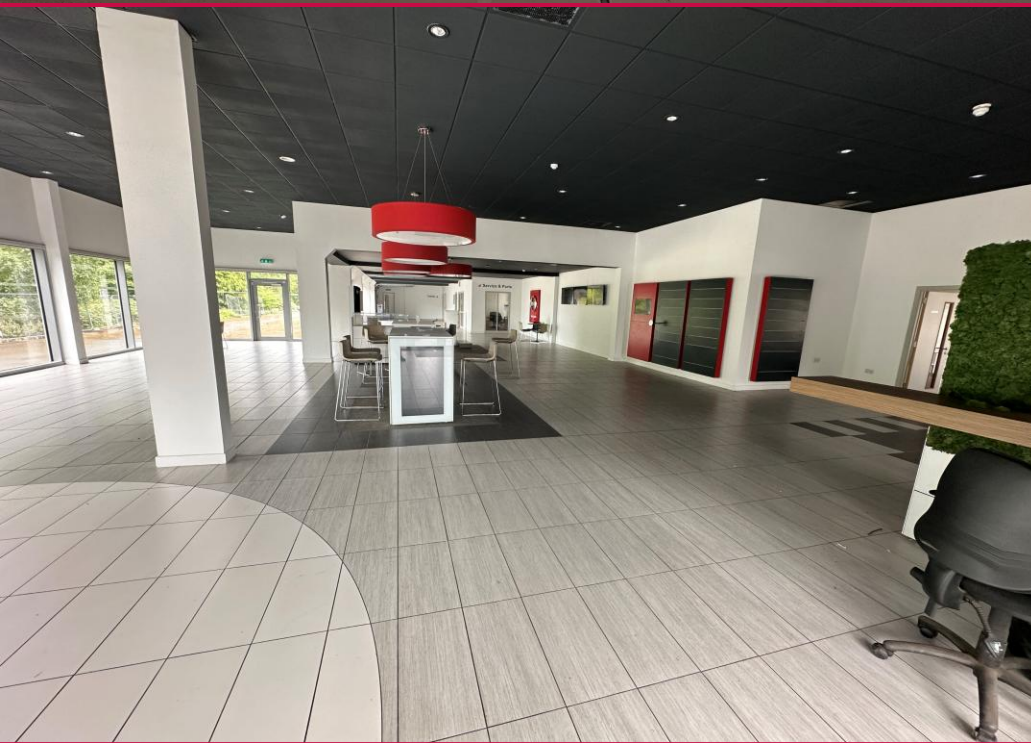
Flexible accommodation suitable for showroom, office, or workshop use.

Potential for alternative uses (subject to planning consent).

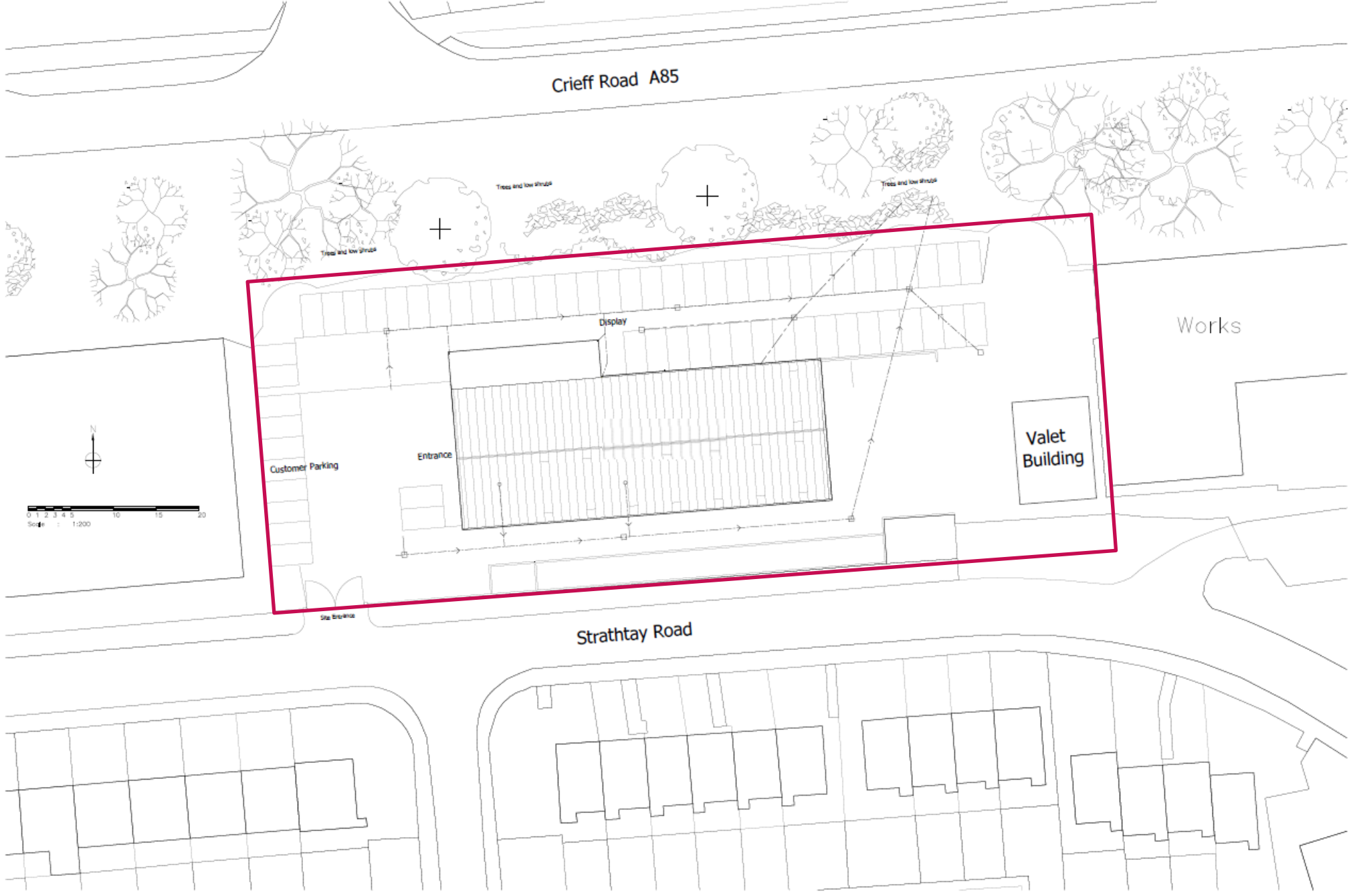
Excellent transport links, with easy access to the A9 and motorway network.

Close proximity to national occupiers, including:

- Tesco
- B&Q
- Mazda
- Dobbies
- Travelodge
- St Johnstone FC







Crieff Road A85

Works

Valet Building

Strathtay Road

Customer Parking

Entrance

Display

Site Entrance

Trees and low shrubs

Trees and low shrubs

Trees and low shrubs



Scale 1:200

McLAREN MURDOCH & HAMILTON
CHARTERED ARCHITECTS
300 STRATHTAY ROAD, PERTH PH1 2JU
TEL: 01753 611111 FAX: 01753 611112
WWW.MMH.CO.UK

JOHN CLARK GROUP
300 STRATHTAY ROAD, PERTH PH1 2JU
PROPOSED DEMOLITIONS

EXISTING SITE PLAN

SCALE	1:200 @ A1	DATE	NOV 2014
PROJECT	2652/BW/02	DRAWN BY	MMH

Situation & Description

Geographically located in the centre of Scotland, the City of Perth benefits from its wealth of historical, cultural & natural attractions combined with excellent connectivity to the rest of the Country (90% of Scotland's population within 90 minutes drivetime) - all of which make Perth an unrivalled base for tourist visitors looking to explore the country.

Situated at the western edge of Perth, with frontage onto Crieff Road and excellent connectivity to the A9, the premises are superbly positioned for those seeking prominence to passing traffic and easy connectivity to the city centre and motorway network. The premises also benefit from excellent parking / yard space on site.

Nearby occupiers include Tesco, B&Q, Mazda, Toyota and St Johnstone FC.

The resident population of Perth is around 47,000 and the wider Perth & Kinross Area is 151,950

Rent / Terms

The property is available for lease either as a whole or in parts on terms and for a duration to be agreed. Interested parties should contact the sole letting agents to discuss their interests.

Business Rates

The property is currently entered in the Valuation Roll with a Rateable Value of £85,300.

Legal Costs

Each party will be responsible for their own legal costs with the incoming tenant responsible for any LBTT and registration dues.

Accommodation

The premises extend to 715 m² / 7,700 ft² at ground floor level with 211 m² / 2,268 ft² of offices and storage at first floor level. The total site area is 0.9 acres.

Planning / Use

The Property was previously used as a car showroom and service facility. We believe it could suit other alternative uses (subject to consents). Other uses in the vicinity include retail / trade-counter / showrooms and offices.

Viewings / More Information

All enquiries to the sole agents:

Doug Smart

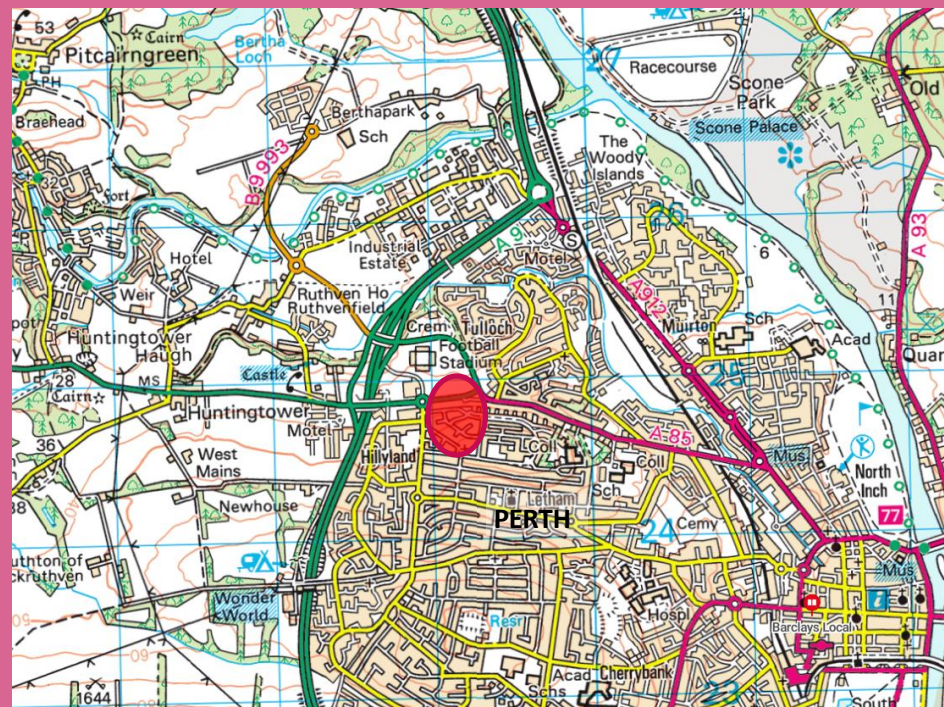
07850 517 323

doug@smartandco.co.uk

Graeme Duncan.

07954 815 365

graeme@smartandco.co.uk



SUMMARY

Opportunity : To Lease Part or Whole of Showroom / Office / Workshop Premises (May Suit Other Uses).

Use : Showroom / Offices / Workshop (other uses subject to planning)

Rent : On Application

Size : Negotiable

EPC : Upon Request

Rateable Value : TBA

Legals : Each Party to pay their own costs

Viewings : by arrangement with the Sole Agents

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.

SMART&CO.
surveyors & property consultants