



Secure Yard, Paul St, Perth PH1 5QT

# Secure Yard/Site - suitable for variety of uses

1,460 sqm (15,715 sqft)

- City Centre Location
- Close to St Catherine's Retails Parks & Perth High Street
- Accessible prominent location near Dunkeld Road (leading to Inveralment Roundabout)
- Fenced secure site
- Access through Thimble Row Car Park
- Suitable for variety of uses including private car parking / storage



#### Location

The subject property is prominently located on the edge of Perth City Centre in the busy mixed-use area between the High Street and St Catherine's Retail Parks and Morrisons supermarket.

Access into the property in obtained through the Council operated Thimble Row Car Park accessed from Paul Street. The site lies adjacent to Caledonian Road on the section between the roundabout to the Retail Parks and Perth Police Station

#### Description

The property consists of a secure compound suitable for a variety of uses (subject to obtaining the requisite planning consent if applicable).

The site is flat and surfaced with a compacted hardcore finish. There is a separate secure compound within the main compound which could either be removed or left for further security/storage purposes.

The site has been fitted with a new access gate from Thimble Row Car Park with a shared access with SSE for their substation next door.

#### Accommodation

The site extends to approximately 1,460 sq m (15,715 sq ft) however this includes an area of landscaping so the useable area will be slightly less than this.

#### Lease Terms

Offers are invited to lease the site for a negotiable period.

#### $\mathsf{VAT}$

All prices quoted are exclusive of VAT which may be payable.

## **Legal Costs**

Each party will be liable for their own legal costs incurred.

### Enquiries to:

Graeme Duncan t: 07954 815 365

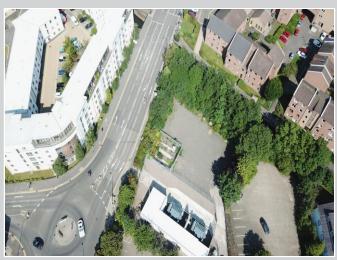
e: graeme@smartandco.co.uk

Doug Smart

t: 07850 517 323

e: doug@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.