



Last Remaining Unit

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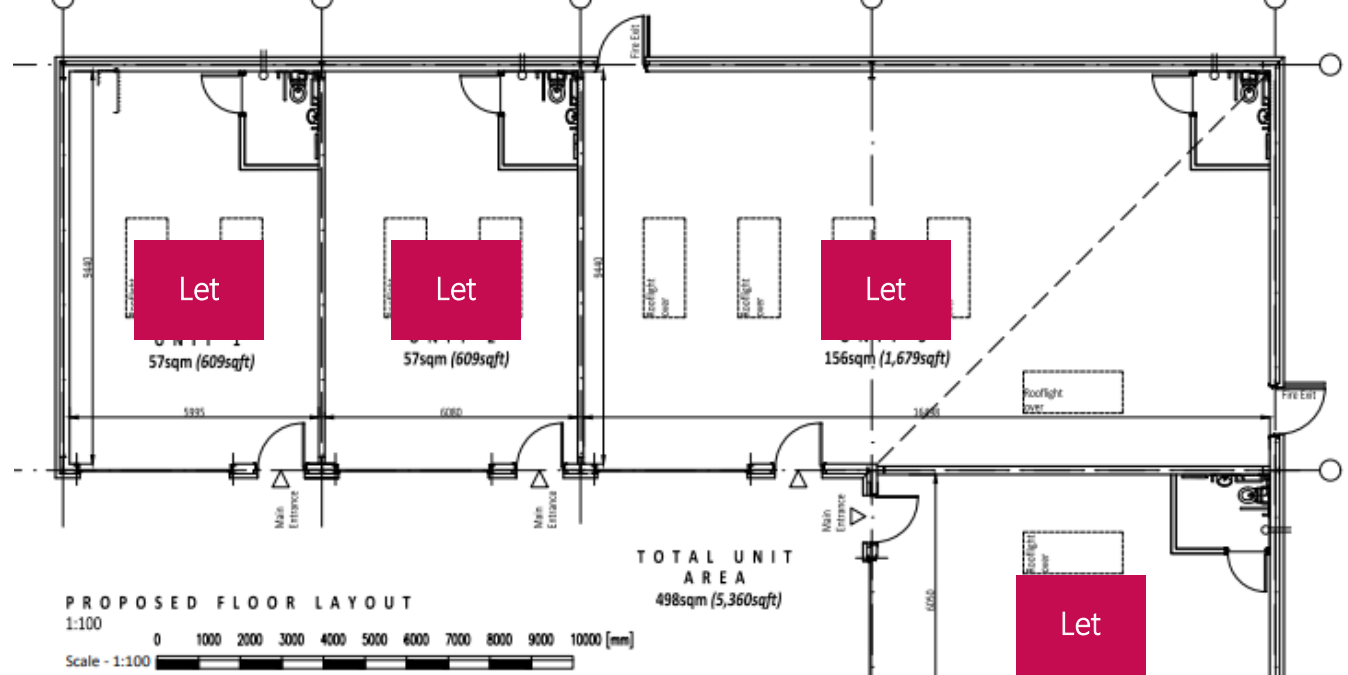
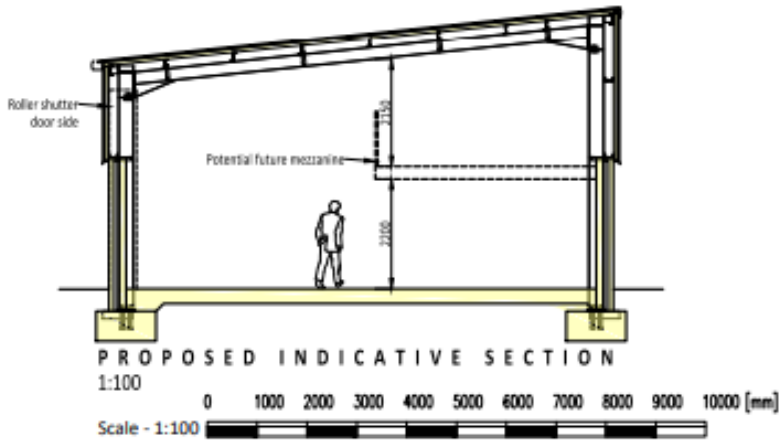
Unit 3 - Excel Centre, Bridgend, Crieff, PH7 4HQ
New Build Workshop Warehouse Units - May Suit Various Uses

To Let

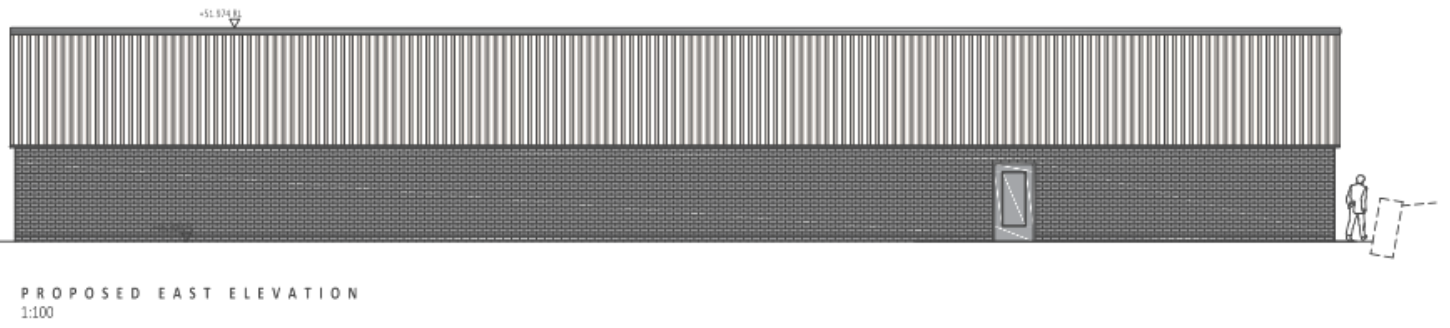
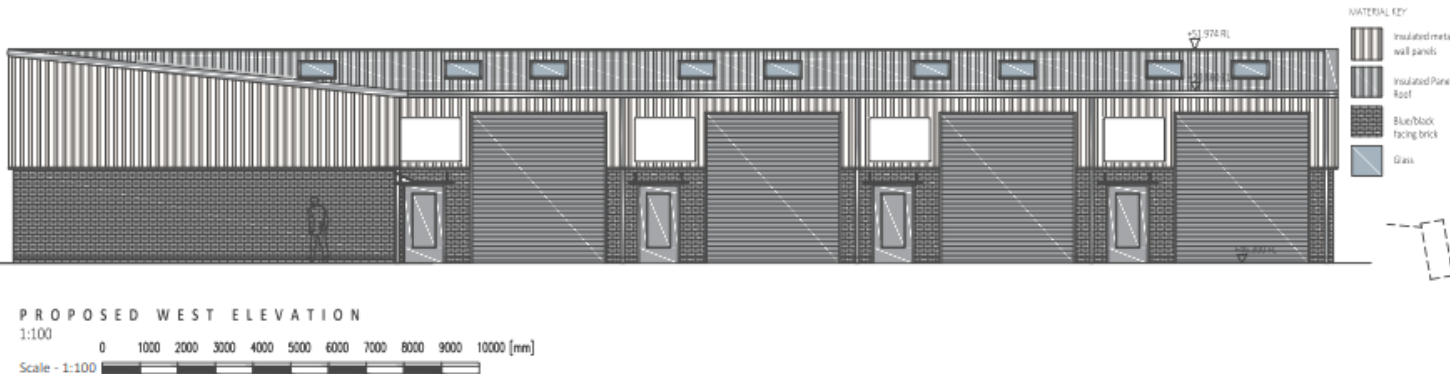
57 m² / 609 ft²



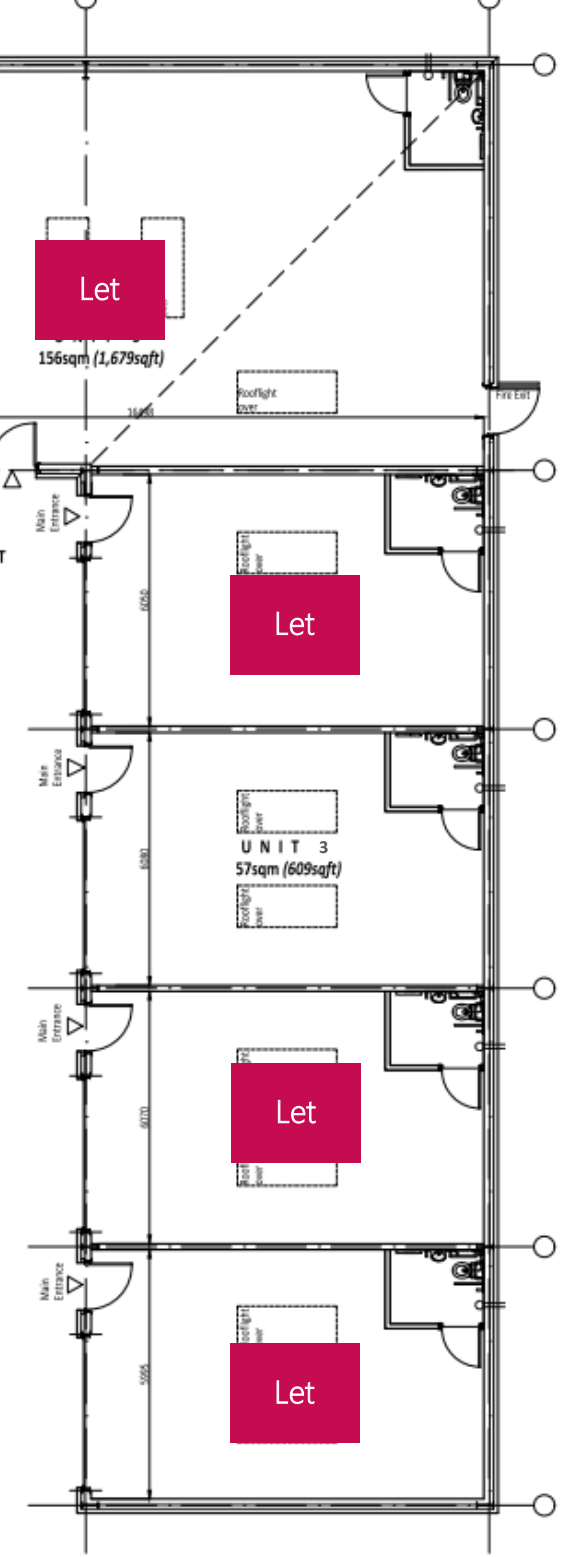




Units can be combined by removing dividing walls



- WATERFALL KEY**
- Insulated metal wall panels
 - Insulated Panel Roof
 - Blue/black facing brick
 - Glass



Situation

The Perthshire market town of Crieff is ideally situated on the A85, only 18 miles west of Perth and about 9 miles north west of Auchterarder and the A9. Crieff is an increasingly popular base to live and work. Due to it's excellent location for road connectivity.

The site is situated at the southern end of Crieff in the Bridgend area, with easy access from the A822 Muthill Road. This area of Crieff is well established with nearby occupiers such as: Crieff Visitor Centre, Tornado Wire, Crieff Garden Centre, Labels on Glass and Campbell of Doune Ltd.

Description

The layout comprises a terrace of 7 units (totaling 5,360 ft2) arranged in an L-shape configuration and constructed of steel portal frame with brick infill walls to dado level and profile metal sheets above. The units benefit from roller doors and opportunities for signage to the front and a disabled accessible WC internally. The eaves heights are 4.5 m to the front and 5.6m to the rear, providing space for mezzanine levels if desired.

Planning

We understand that permitted uses include business uses falling within Use Class 4. Interested parties should satisfy themselves in this regard.

Lease Terms

Unit 3 is available for lease for a duration and on terms to be agreed. The quoting price per unit is from £610 per month depending on lease length and terms.

Business Rates

The unit has a Rateable Value of £4,600. Hence it qualifies for Small Business Relief, so Rates will not be payable. Tenants should satisfy themselves on this. Contact us to discuss.

Legal Costs & VAT

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

VAT will be charged on the rent and any service charge payable.

Directions

From the Muthill Road (A822) turn west at the entrance to Crieff Visitor Centre & Remake. Continue along this road, passing the entrance to Tornado Wire (on the right) and Crieff Garden Centre (on the left), then follow the road round to the right. At the end of this road turn left. The units are on your right at the end of the road.

SATNAV

Postcode is PH7 4HQ

What 3 Words: [///timing.intensely.trips](http://timing.intensely.trips)

Viewings / More Information

All enquiries to the sole agents: Doug Smart

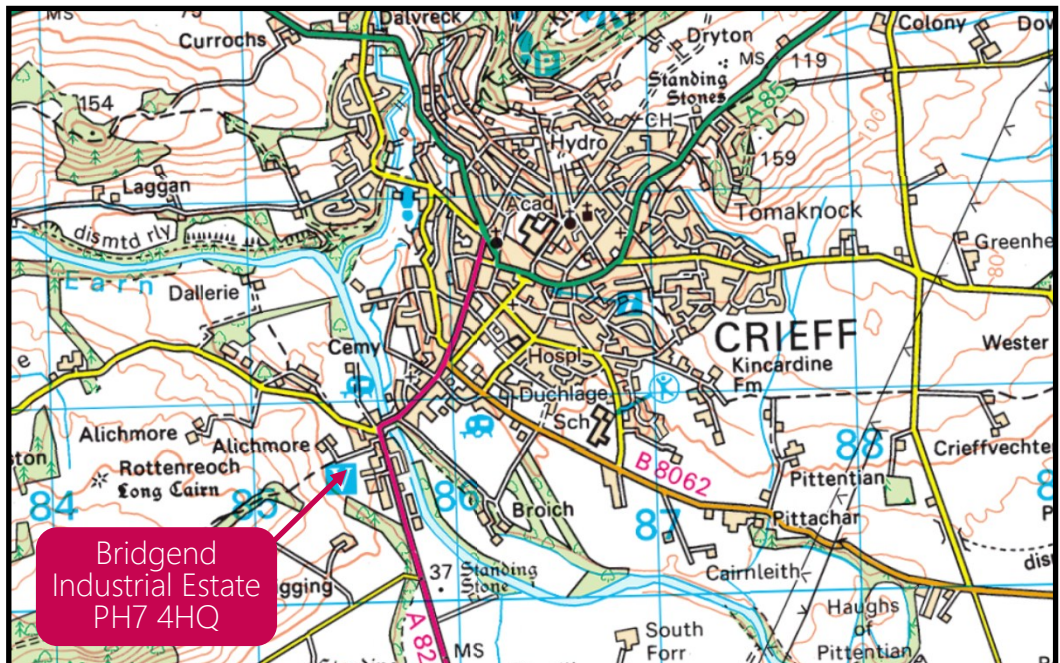
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SUMMARY:

Specification : Terraced industrial workshop unit, with roller doors and eaves from 4.5 - 5.7 m.

Potential : Any suit various uses (STP)

Lease Terms : Available for lease from £610 per month. (+ VAT)

Size : 57 m² (609 ft²)

EPC : Available Upon Completion

Rateable Value : £4,600 (eligible for 100% exemption from Rates)

Legals : Each Party to pay their own costs

Viewings by arrangement with the Sole Agents - dbug@smartandco.co.uk / 07850 517 323

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.

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