



66-68 High Street, Blairgowrie, PH10 6DA

Town Centre Retail Premises

- Substantial Town Centre Property
- Rear loading Area
- Full Building
- 7,693sq ft
- Rent: o/o £33,500p.a.
- Price on Application

LOCATION

The property is situated on the south side of High Street, at its junction with Perth Street within the town centre of Blairgowrie in Perthshire.

Blairgowrie is an affluent rural town located 19 miles north- west of Dundee. The property is located in the heart of the town centre on Allan Street, at its junction with High Street. Nearby occupiers include T.S.B Bank, Perth St Post Office, R. Doig & Sons and Bank of Scotland.

PROPERTY

The property comprises a substantial corner commercial unit of traditional construction surmounted by a pitched roof with large extension surmounted by a flat roof. The rear of the demise is accessible externally via the common lane offering ample loading and unloading space.

Offering a multi-window display frontage, the property is accessed via a double door entrance leading to an open plan retail area. Internally the space has been decorated in accordance with the tenants corporate specifications, floors have been overlaid in laminated timber, with lighting provided by way of fluorescent and L.E.D. panels recessed within the suspended acoustic tile ceiling. Heating and cooling is provided by way of air conditioning units mounted along the perimeter walls. To the rear of the demise, partitions have been erected to form large storage and loading area, staff tea prep and manager office.

AREA

The property extends to the following net internal area;

714.69sqm (7,693sq ft)



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RENT

The property is available on a new full repairing and insuring head lease for a negotiable term for o/o £33,500p.a

PRICE

On application

V.A.T.

Figures quoted are exclusive of V.A.T.

E.P.C

Available on request

TITLE

Available on request

LEGAL

Each party shall bear their own legal costs incurred in the transaction

TSA Property Consultants

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Anti-Money Laundering

In order to comply with anti-money laundering legislation, the successful purchaser / tenant will be required to provide certain identification documents. The required documents will be confirmed to and requested at the relevant time

Property Misdescription Act 1991:

The information contained within these particulars has been checked and unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change out with our control. When we are advised of any change we will inform all enquiries at the earliest opportunity.