



A822

Muthill Road, Crieff, PH7 4HQ

Surfaced, Secure, Roadside Yard –
May Suit Various Uses

To Let

£1,850 pcm

0.41 acres
(0.17 Ha)

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surveyors & property consultants



SITUATION & DESCRIPTION

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 prominence and direct 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.

ACCOMMODATION

We have calculated the gross area to be 0.41 acres or thereby.

PLANNING / USES

The site is currently identified in the adopted Local Development Plan for Employment / Business uses. Interested parties should satisfy themselves in this regard.

RENT / TERMS

The property is available for lease on terms and for a duration to be agreed. The quoting rent is £1,850 per month. Incentives may be available depending on terms.

BUSINESS RATES

The property is currently entered in the Valuation Roll with a Rateable Value of £3,450 so may qualify for 100% relief – interested parties should satisfy themselves on this.

LEGAL COSTS

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

VAT

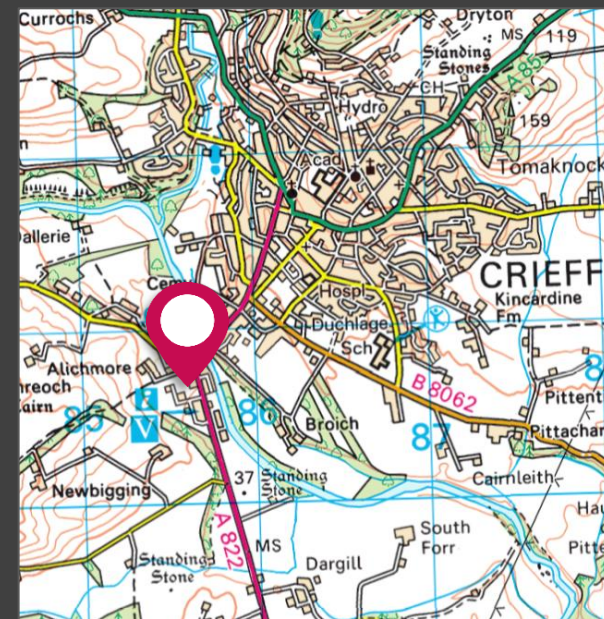
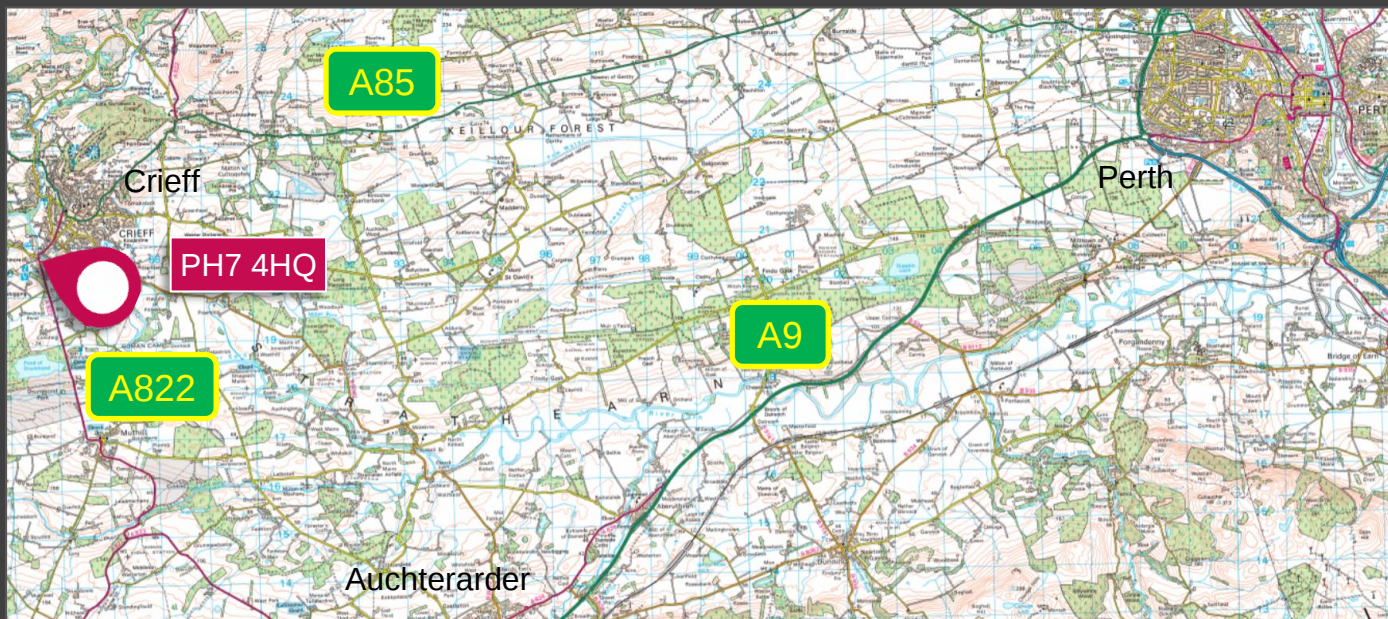
VAT will be charged on the rent.

VIEWINGS / MORE INFO

All enquiries to the sole agents:

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