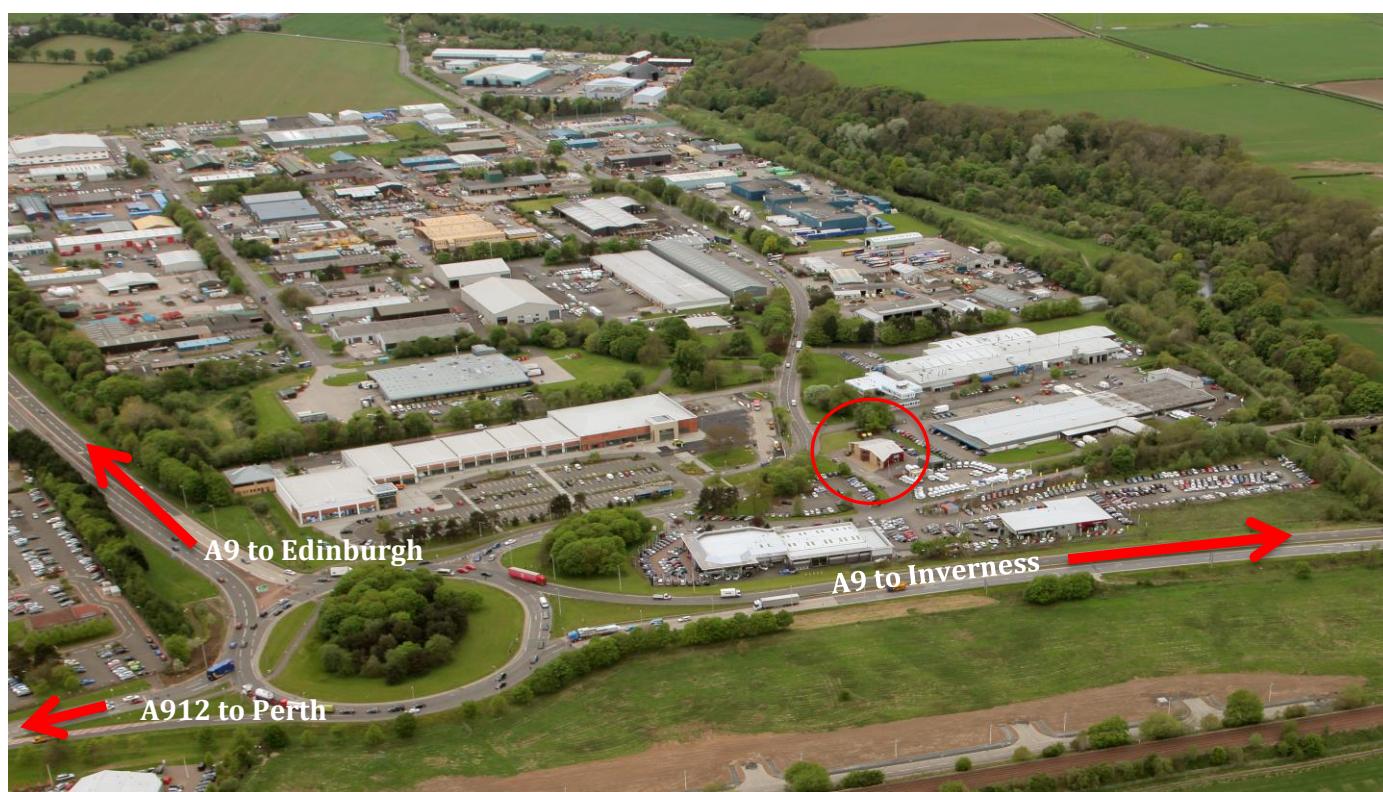


# Callum Walker Showroom, Ruthvenfield Road, Inveralmond, Perth, PH1 3EE

FOR SALE / MAY LET – Prominent bespoke showroom building with extensive car parking and yard. May suit various uses (subject to planning).

5,320 sq ft (494.2 sq m) on 0.33 acre site



- Prominent showroom property located just off the Inveralmond roundabout, opposite the Highland Gateway Retail Park and adjacent to John Clark Mercedes / Smart car showroom
- Modern and “Future Proofed” building, being constructed of steel portal frame specification with reinforced concrete floors
- Total site area of approximately 0.33 acres
- Vacant possession April 2016

# Indicative Site Plan



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## Location

Located in the Inveralmond area of Perth, the property occupies a prominent position close to Highland Gateway retail park on Ruthvenfield Road, the main spine road leading into Inveralmond Industrial Estate. The area lies in a strategic location in relation to Scotland's motorway network with immediate access to the A9/M90 trunk roads.

Surrounding occupiers include Arnold Clark, John Clark, Marks & Spencer, Aldi and Tiso.

## Description

The premises comprise a modern, two storey detached showroom building, with ancillary offices to the front and workshop and storage accommodation to the rear.

The building is irregularly shaped and is of a steel portal frame construction with reinforced concrete floors on both levels, brick walls with some floor to ceiling glazing beneath a pitched roof.

The whole building is currently fitted out with a number of partitioned showroom and display areas as well as offices, WC and kitchen facilities. There are 20 car parking spaces in total on the site and there is a loading/yard area adjacent to the warehouse area.

## Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) on a Gross Internal Area (GIA) basis to provide the following:

Description	Sq ft	Sq m
Ground Floor	2,702	251
First Floor	2,616	243
<b>Total area</b>	<b>5,318</b>	<b>494</b>

## Sale Terms

Our clients are looking to dispose of the Heritable interest in the property but would also consider a lease. Further information on quoting price and lease terms are available from the agents JLL & Shepherd Commercial upon application.

## Planning

We understand that the premises are consented for Class 6 under the Town and Country Planning (Use Classes) (Scotland) Order 1997 i.e. Business but may be suitable for other uses subject to planning. Details on request.

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### Rateable Value

We have been advised by the Scottish Assessors that the Rateable Value of the property is currently £37,100.

### Energy Performance Certificate

The property has an EPC rating of D.

### VAT

We understand that the property has been elected for VAT.

### Amenities

The property benefits from being connected to mains gas, electricity, water and drainage.

### Legal Costs

Each party will be responsible for their own legal costs incurred in any transaction with the ingoing tenant being responsible for the payments of Stamp Duty Land, Registration Dues and VAT incurred thereon.

### Viewing & Further Information

Further information and viewing arrangements (strictly by appointment only) can be obtained by contacting:

JLL:

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**Date – February 2016**



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