

TO LET

Prominent Retail Unit

Unit A 66-68 High Street
Blairgowrie PH10 6AA



LOCATION

Blairgowrie is an affluent Perthshire market town located 16 miles north of Perth, 18 miles north-west of Dundee and serves the surrounding rural catchment area with a population of over 8,000 people.

The subjects are located on the south side of the High Street which forms the principal arterial route through Blairgowrie town centre with nearby occupiers including **Bank of Scotland, TSB, The Original Factory Shop** and **Sainsbury's**.

ACCOMMODATION

The unit is arranged over the ground and basement floors and extends to the following net internal areas and dimensions:

Shop Width	27 ft	(8.23 m)
Shop Depth	175 ft	(53.34 m)
Ground Floor	6,785 sq ft	(630 sq m)
Basement	1,625 sq ft	(151 sq m)

LEASE

The subjects are available on the basis of a new full repairing and insuring lease subject to 5 yearly rent reviews.

RENT

Offers in excess of **£40,000 per annum** exclusive are invited.

RATING

We have been verbally advised by the Rates Authority that the rateable value of the subjects with effect from 1 April 2017 is **£20,600**. (Each new occupier has the right of appeal against this figure).

Based on a rate poundage of 48p this rateable value will result in an estimated rates liability in financial year 2018/19 of **£9,888**.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating = G

DATE OF ENTRY

By arrangement.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred during the transaction. For the avoidance of doubt the ingoing tenant will be responsible for Land and Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.

VIEWING

All viewings are strictly by prior arrangement with Eric Young & Co - 0131 226 2641.

Alastair Rowe
0131 558 5140
arowe@eyco.co.uk

Katrina Bell
0131 558 5114
kbell@eyco.co.uk



eric young & co

See our website for all available properties:

www.eyco.co.uk



Goad Digital Plans are for identification only and not to be scaled as a working drawing and are based upon the Ordnance Survey Map with the permission of The Controller of Her Majesty's Stationary Office © Crown Copyright 39954X No part of this plan may be entered into an electronic retrieval system without prior consent of the publisher.

KB/JH/BLA112

Date of preparation - 27 March 2018

Messrs Eric Young & Co for themselves and for their client whose agent they are give notice that (1) These particulars are set out as a general outline only for the guidance of intended purchasers or tenants and do not constitute any or part of an offer or contract. (2) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchaser or tenant should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (3) No person in the employment of Messrs Eric Young & Co has any authority to make or give representation or warranty whatever in relation to this property. (4) Unless otherwise stated all prices and rents are quoted exclusive of VAT. Prospective purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.