



eric young & co

Retail

■ experience ■ judgement ■ service ■

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 46.6p this rateable value will result in an estimated rates liability in financial year 2017/18 of **£9,600**.

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.

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See our website for all available properties:

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