

**TO LET/MAY SELL**  
OFFICE/SHOWROOM

**GRAHAM  
SIBBALD**



**Unit 2, Maidenplain Place, Aberuthven,  
Auchterarder PH3 1EL**

- Office/showroom + parking
- Modern/purpose built building
- Secure yard
- Strategic location off A9
- 432 sq.m (4,650 sq.ft)



To arrange a viewing please contact:



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## LOCATION

The village of Aberuthven is situated approximately 1 1/2 miles north of the popular town of Auchterarder with the larger commercial centre of Perth being 11 miles to the north and Stirling being 24 miles to the south.

More precisely, the subjects are prominently situated within the Aberuthven Business Park, adjacent to the A9 trunkroad. The subjects location provides excellent access to the national road network.

Surrounding properties/operators within the estate are mixed commercial in their nature.

The approximate location is shown by the OS Plan.

## DESCRIPTION

The subjects comprise a detached purpose built office/showroom with private parking. The property is contained within a secure site. The subjects are of steel frame construction and double height, benefitting from a minimum eaves height of 6m.

Internally the property is regular in configuration laid out over ground and mezzanine floor levels. Accommodation is a mixture of open plan and cellular in nature.

The subjects may suit a variety of commercial uses, subject to the appropriate planning consents.

## ACCOMMODATION

We have measured the property in accordance with the RICS Property Measurement (2nd Edition), which incorporates the RICS Code of Measuring Practice (6th Edition), to arrive at the following Gross Floor Areas:

DESCRIPTION	SIZE (SQ. M)	SIZE (SQ. FT)
Ground Floor	300.0	3,229
Mezzanine	132.0	1,420
<b>TOTAL</b>	<b>432.0</b>	<b>4,650</b>

## RATEABLE VALUE

The subjects have a Net and Rateable Value of £34,600.

The unified business rate for the year 2023/2024 is 49.8p exclusive of water and sewerage rates.

## TERMS

The subjects are available To Let with offers in the region of £35,000 per annum invited. It is anticipated the lease will be instructed on standard commercial full repairing and insuring terms.

Alternatively the property may be available For Sale with offers invited for the freehold.

## LEGAL COSTS + VAT

Each party to bear their own legal costs associated with this transaction.

For the avoidance of doubt, all figures are quoted exclusive of VAT.

## EPC

Available on request.

## VIEWING + OFFICE ADDRESS

Viewing is through the Sole Letting Agents.

## ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude

## IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
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6. Date of Publication: May 2023