

# FOR SALE

## INVESTMENT OPPORTUNITY

WAREHOUSE AND SHOWROOM  
INVESTMENT IN BUSY TRADING  
ESTATE.

LET TO TRAVIS PERKINS  
(PROPERTIES) LTD UNTIL 29<sup>TH</sup>  
SEPTEMBER 2029.

GIA – 699.95 SQ. M. (7,531 SQ. FT.)  
SITE AREA – 0.519 HA (1.28  
ACRES)

RENT - £50,000 PER ANNUM.

PRICE – OFFERS OVER £550,000  
REFLECTING A NET INITIAL  
YIELD OF 8.68%



VIDEO TOUR



WHAT 3 WORDS

**TRAVIS PERKINS, WELTON ROAD, BLAIRGOWRIE, PH10 6ER**

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# Location

WELTON ROAD, BLAIRGOWRIE, PH10 6ER



Blairgowrie is located some 15 miles north of Perth and approximately 20 miles northwest of Dundee. This is an established market town with a resident population in the region of 6,500 persons (Source Perth and Kinross Council).

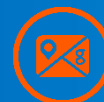
Blairgowrie is the market town for the surrounding area and a centre for holidaymakers being a well-known passing point for tourists and skiers. There is also an emphasis on the agricultural industry in particular soft fruit production.

The town is served by a comprehensive range of facilities and amenities including a wide range of shops with a number of multiple retailers including a Tesco's Supermarket. There is both primary and secondary schooling and in addition the town is served with medical services including a Cottage Hospital.

Much of the expanding population work in the nearby cities of Dundee and Perth.

The property is located within Welton Industrial Estate an established commercial location a short distance from Blairgowrie Town Centre.

Buildings upon the estate comprise a range of occupiers such as Forrest & Field Engineering, Screwfix, Howdens, Tesco, Royal Mail and Tayside Contracts.



FIND ON GOOGLE MAPS



# Description

WELTON ROAD, BLAIRGOWRIE, PH10 6ER



The subjects comprise a detached warehouse and showroom occupied by Travis Perkins with associated yard and car parking.

The main warehouse is of steel portal frame construction clad externally in profile metal sheeting with pitched roof clad in profile metal sheeting.

There is a lean-to extension to the side which comprises the trade counter showroom and offices. This part is of concrete block construction harled externally with mono pitched profile metal sheet roof over.



The warehouse is accessed via a steel loading door from the yard which provides a width of 6 m. and height of 4.95 m. and comprises open plan accommodation. The flooring is of solid construction and the internal eaves height is approximately 4.75 m.

The showroom/trade counter area is inter-linked and with separate pedestrian door access to the front elevation. This part of the building also comprises partitioned offices, toilet and kitchen facilities. The ceiling is fitted with suspended tiles.

The site is accessed directly off Welton Road with a mix of surfaced car parking to the front of the site with the building being surrounded by open storage yard, surfaced in a mix of tarmac and concrete.

The site is bound by steel post and mesh fencing topped with barbed wire and extends to around 0.519 ha (1.28 acres).





## Lease Summary

The lease terms can be summarized as follows and a copy of the lease agreement can be provided to all serious interested parties.

Tenant – Travis Perkins (Properties) Ltd

Lease Expiry – 29<sup>th</sup> September 2029

Rent - £50,000 per annum with no further reviews.

## Terms

Our client is offering for sale their heritable interest subject to the existing occupational lease at an asking price of £550,000 which reflects a net initial yield of 8.68%.

## Rateable Value

£26,900.

## Energy Performance Certificate

Awaiting further details.

## VAT

All figures are quoted exclusive of VAT.

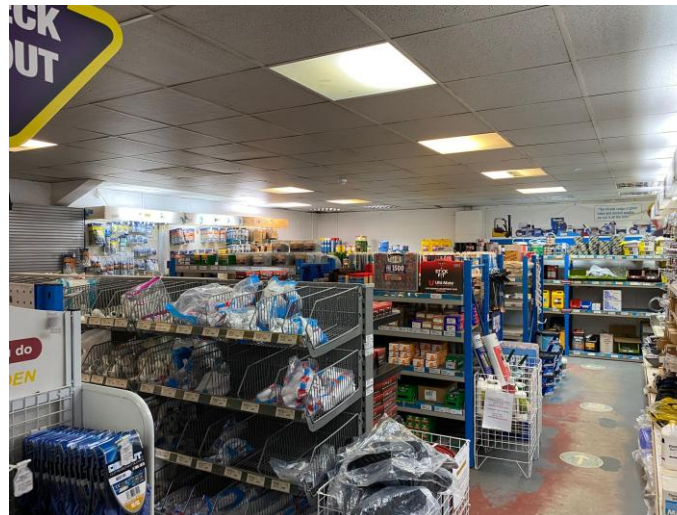
## Legal Costs

Each party will to bear their own legal costs in connection with the sale of the property.

## Accommodation

	M <sup>2</sup>	ft <sup>2</sup>
Ground Floor – Showroom and Offices.	158.96	1,711
Ground Floor – Warehouse	540.69	5,820
<b>TOTAL</b>	<b>699.65</b>	<b>7,531</b>

The above floor areas have been calculated on a Gross Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).



## Get in Touch

For further information or viewing arrangements please contact the sole agents:



**Jonathan Reid**

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## ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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