

FOR SALE/TO LET

RETAIL



6 Wellmeadow
Blairgowrie
PH10 6ND



- Prominent Town Centre Location
- Ground Floor + Basement Commercial Unit
- Attractive Display Frontage
- Extends to 43.30 sq.m. / 466 sq.ft.
- May Qualify for 100% Rates Relief

LOCATION

The town of Blairgowrie is located approximately 16 miles north of Perth and some 19 miles north west of the City of Dundee. Blairgowrie is a popular and established residential location with a population of approximately 8,000 persons, which is boosted during the summer months with the seasonal tourist trade.

The subjects are situated on the north east side of Wellmeadow close to the junction with the A93. Neighbouring and ground floor operators are a mix of local and national operators including Subway.

The approximate location is shown by the OS Plan.

DESCRIPTION

The subjects comprise a ground and basement floor commercial unit contained within a traditionally constructed tenement building. The unit benefits from a upvc display frontage and an external secure steel roller shutter.

Internally, the subjects benefit from a modern partial fitout which includes a number of display units.

The basement provides storage which is accessed separately from the communal stair/close.

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 Internal Floor Areas:

FLOOR	SIZE (SQ.M)	SIZE (SQ.FT)
Ground	30.6	329
Basement	12.7	137
Total	43.30	466



RATEABLE VALUE

The subjects are entered in the Valuation Roll with a Net and Rateable Value of £3,800.

The unified business rate for the year 2025/2026 is 49.8p exclusive of water and sewerage rates.

Occupiers may qualify for 100% rates relief however should satisfy themselves in this regard.

LEGAL COSTS + VAT

For the avoidance of doubt, all figures are quoted exclusive of VAT unless otherwise stated. However, interested parties are advised to satisfy themselves in this regard.

EPC

Available on request.

PRICE

The subjects are available For Sale with offers in the region of £75,000 invited for the heritable interest.

Alternatively, the subjects are available To Let at a rent of £7,500 per annum.

Further information is available from the Sole Agents.

VIEWING + OFFICE ADDRESS

Viewing is through the Sole Agents, Messrs. Graham + Sibbald.

To arrange a viewing please contact:



Garth Davison
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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.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
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6. Date of Publication: April 2025