



**Prime Retail Unit – with car park**  
**Rent: £33,500 pa / Price: On application**  
**NIA: 7,693 sq ft**

## Location

Blairgowrie is an affluent 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 High Street, the principal arterial route through Blairgowrie town centre with nearby occupiers including Sense Scotland, Bank of Scotland, Sainsburys, Semi-Chem, Boots Pharmacy along with a number of high quality local operators.

There is a car park located to the side of the premises which can accommodate around 30 car spaces plus.

## Accommodation

The unit is arranged over ground floor and extends to the following approximate areas:

Ground Floor: 7,693 sq ft / 714.69 sqm

## Rent

Offers of £33,500 pa exclusive are invited.

## Lease

The subjects are available on a new FRI lease.

## Price

On application

## Rates

Rateable Value: £17,600

UBR (2024/25): £0.498

Rates Payable: £8,764.80 pa

## Planning

We have been verbally advised by the Local Planning Authority that the subjects currently benefit from Class 1A consent and can therefore be used for retail use. Interested parties are advised to speak directly to the Local Planning Authority.

## EPC

On application

## Legal Costs

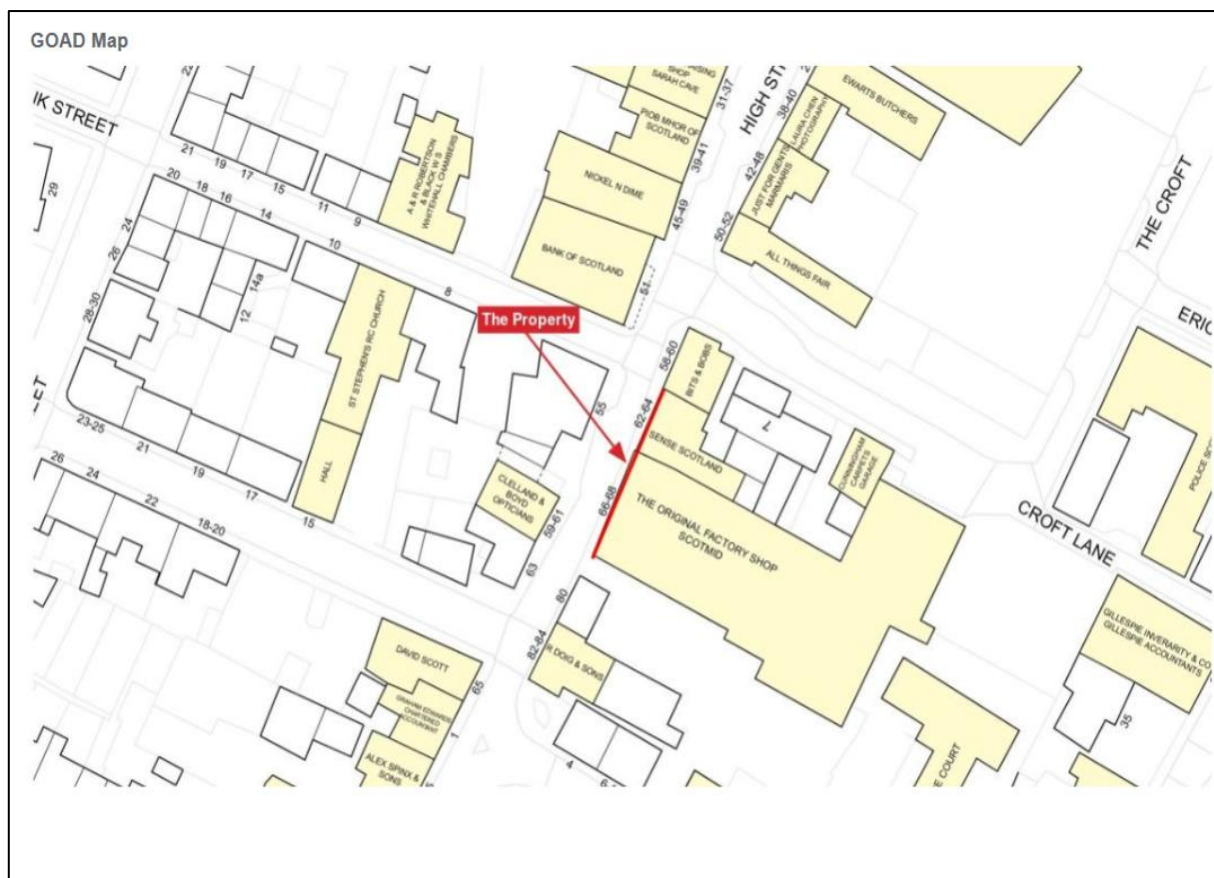
Each party to be responsible for their own legal and professional costs incurred in this transaction. For the avoidance of doubt the incoming tenant will be responsible for Land & Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.



**BRITTON**  
PROPERTY

# To Let/May Sell

66-68 High Street,  
Blairgowrie PH10 6AA



**Viewing strictly by appointment with BRITTON PROPERTY**

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