

**RAPLEYS**

# LONG LEASE FOR SALE Motor Dealership Opportunity

rapleys.com  
0370 777 6292

Land at Easter Inveralmond,  
Perth PH1 3GA

CONTACT **Peter Nicholas**  
07879 487646 | peter.nicholas@rapleys.com  
**Peter Paphitis**  
07917 674909 | peter.paphitis@rapleys.com



Prime roadside development opportunity

Prominently located with extensive road frontage to the A9

3.00 acres (1.21 hectares)

Long leasehold interest with 124 years remaining

Suitable for a wide range of alternative uses, subject to obtaining the necessary consents

# LONG LEASE FOR SALE

## Motor Dealership Opportunity

CONTACT **Peter Nicholas**  
07879 487646 | peter.nicholas@rapleys.com

**Peter Paphitis**  
07917 674909 | peter.paphitis@rapleys.com

rapleys.com  
0370 777 6292

Land at Easter Inveralmond,  
Perth PH1 3GA

### Location

The property lies in a prominent position adjacent to and overlooking the A9 Inveralmond Roundabout to the north of Perth City centre. Perth is located in a strategic position at the heart of Scotland connecting the A9 with the M90 motorway. Opposite is the Inveralmond Industrial Estate and Retail Park, which include **Aldi, Costa, M&S Foodhall** and **Tiso**.

North Perth, and in particular Dunkeld Road, is synonymous with motor retailing and nearby occupiers include **Arnold Clark, Kia** and **Mercedes Benz** dealerships directly opposite, with **Grassicks BMW & Mini, Pentland Land Rover** and **Perth Honda** to the south. Occupiers further south on Dunkeld Road include **Parks Ford, Perth Audi** and **Peter Vardy Vauxhall**, amongst others.

In addition, a new **Arnold Clark Motor Store** has recently been constructed immediately to the north of the subject site, whilst a **Starbucks** drive-thru has opened to the south.

### Description

The property forms a development site broadly rectangular in shape with the benefit of an extensive frontage to the A9 and the Inveralmond Roundabout. The site is currently accessed from The Triangle, to the east of the site, which leads directly from the A912 Dunkeld Road.

### Accommodation

The property comprises the following approximate site area:

	Hectare	Acre
<b>Total Site Area</b>	<b>1.214</b>	<b>3.00</b>

Note: Unless otherwise stated, the site areas/dimensions are scaled from the Promap Mapping System and must be verified by interested parties.

### Tenure

Long Leasehold interest. The site is held on a lease for a term of 125 years with effect from 11 June 2018 at an initial ground rent of £60,000 per annum, subject to 5 yearly rent reviews.

### Planning

The property has the benefit of a planning consent granted on 6 September 2018 under Application Number 18/01322/FLL for the “erection of a car sales unit including offices and workshop, vehicle display areas, a wash and valeting building, repair service building, parking area and associated works”.

A copy of the Planning consent can be viewed on the Perth and Kinross Council website.

The site is considered suitable for a range of alternative uses, subject to discussions with the landlord. Interested parties should contact Perth and Kinross Council to discuss the suitability of any intended use.





# LONG LEASE FOR SALE Motor Dealership Opportunity

CONTACT **Peter Nicholas**  
07879 487646 | peter.nicholas@rapleys.com  
**Peter Paphitis**  
07917 674909 | peter.paphitis@rapleys.com

rapleys.com  
0370 777 6292

Land at Easter Inveralmond,  
Perth PH1 3GA

### Terms

Offers are invited for the long leasehold interest.

### Rating

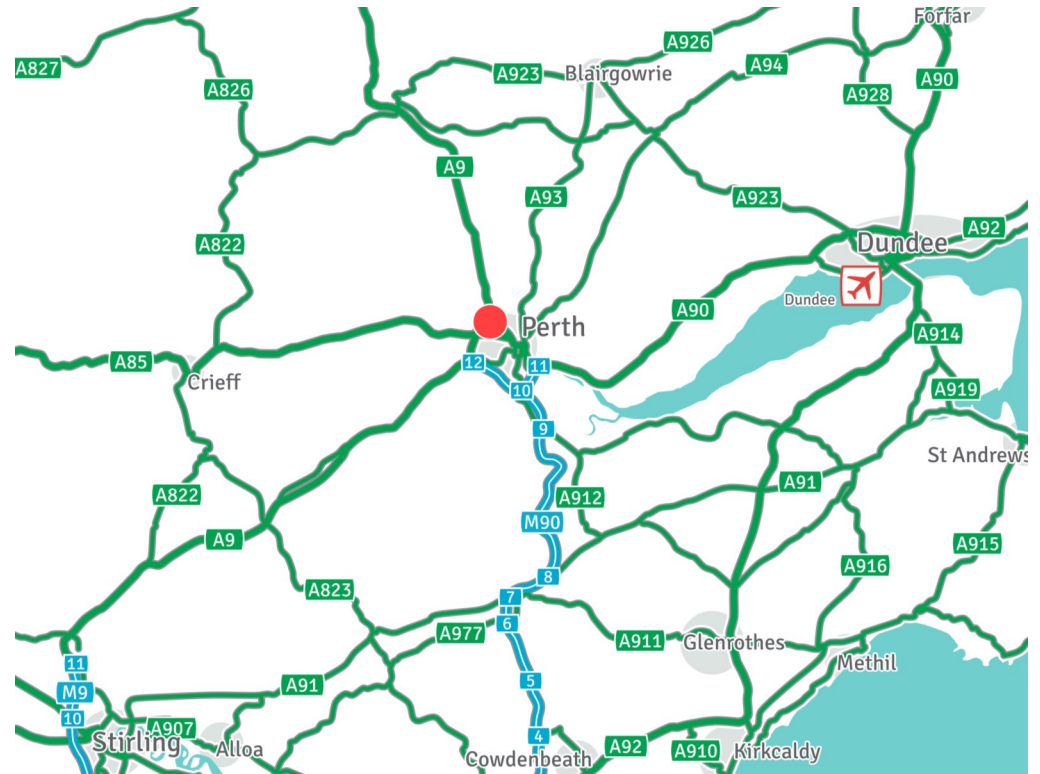
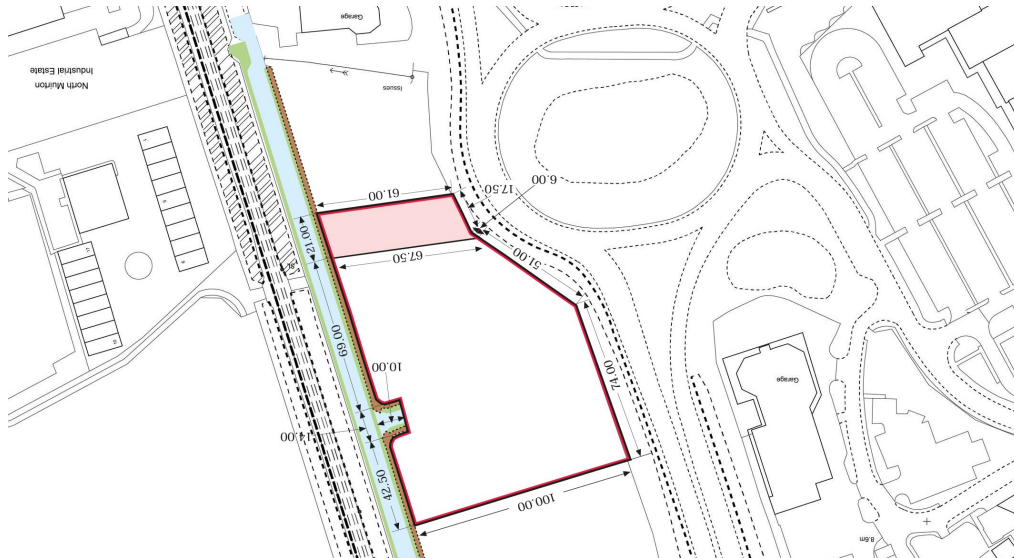
The property is yet to be assessed for rating purposes.

### Energy Performance

Energy Performance Asset Rating: N/A.

### VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.



Rapleys LLP is registered as a Limited Liability Partnership in England and Wales. Registration No: OC308311. Registered Office at Falcon Road, Hinchingsbrook Business Park, Huntingdon, PE29 6FG. Regulated by RICS. Any maps are for identification purposes only and should not be relied upon for accuracy. © Crown Copyright and database rights 2018 Licence No. 100004619.

Misrepresentation Act: These particulars are produced in good faith and believed to be correct. Neither Rapleys, their joint agents (where applicable) or their client guarantees their accuracy and they are not intended to form any part of a contract. No person in the employment of Rapleys or their joint agents has authority to give any representation or warranty in respect of this property. All prices or rents are quoted exclusive of VAT. These particulars were produced in September 2019 (updated January 2020).