

LONG LEASE FOR SALE Motor Dealership

Land at Easter Inveralmond
Perth, Scotland PH1 3GA



Contact

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Location

The property lies in a prominent position adjacent to 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 includes Aldi, Costa, M&S Foodhall and Tiso.

North Perth 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. In addition, a new Arnold Clark Motor Store has recently been constructed immediately to the north of the site. A Starbucks drive-thru has also opened.

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.

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.

Terms & 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.

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.

Roadside development opportunity

Prominently located with frontage to A9

3.0 acres (1.21 hectares)

Long leasehold

Suitable for a wide range of alternative uses, subject to planning

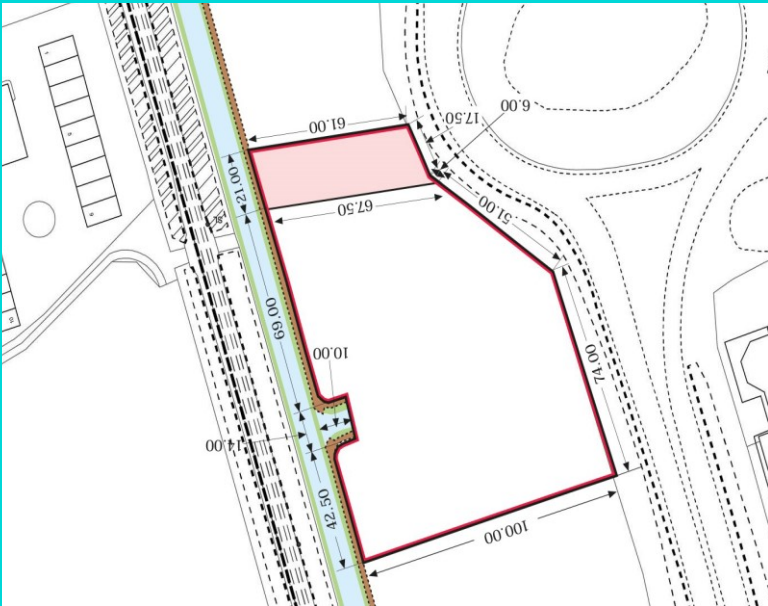


Accommodation

The property comprises the following approximate floor areas:

	Hectare	Acre
Total site area	1.214	3.00

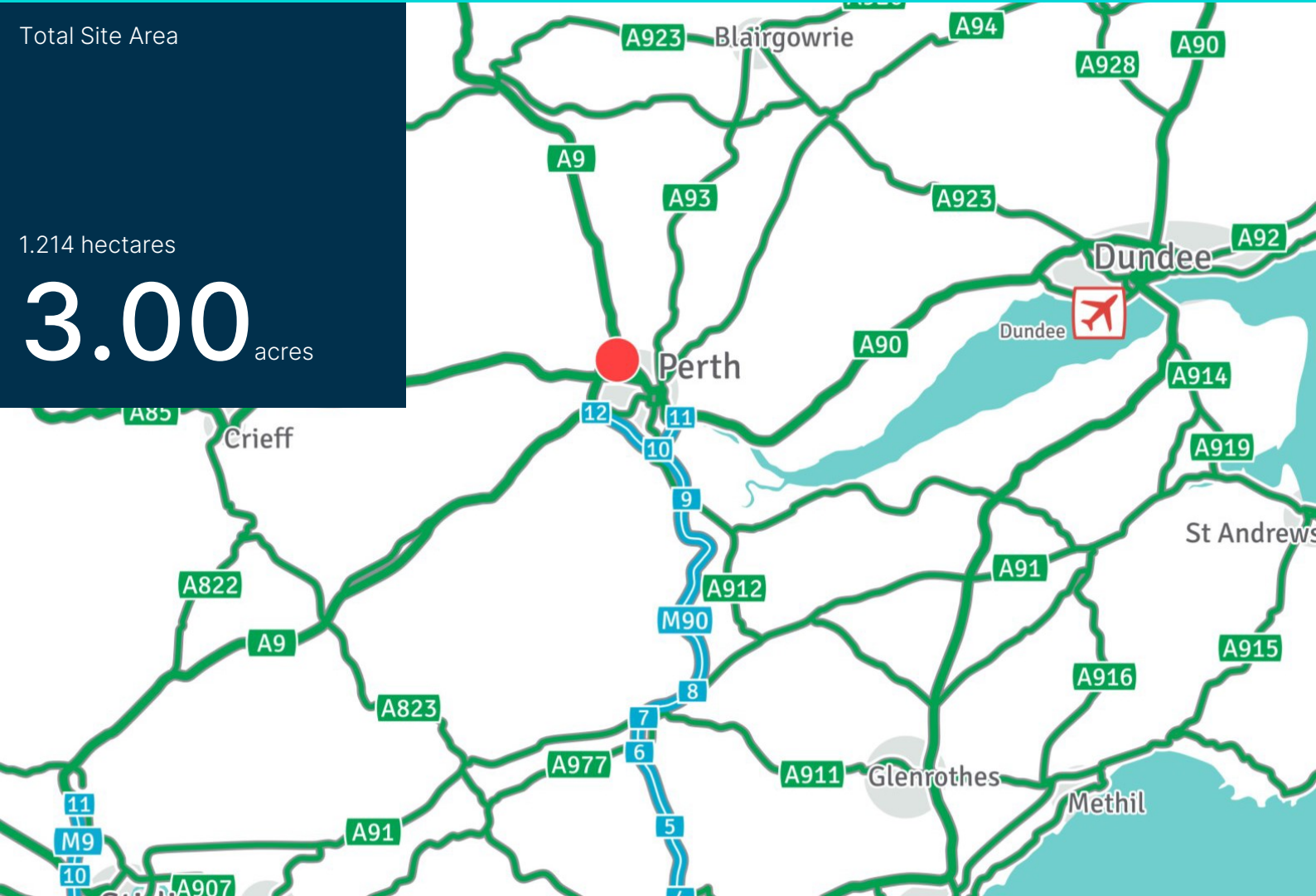
Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate gross internal basis and must be verified by interested parties. Unless otherwise stated, the site areas/dimensions are scaled from the Promap Mapping System and must be verified by interested parties.

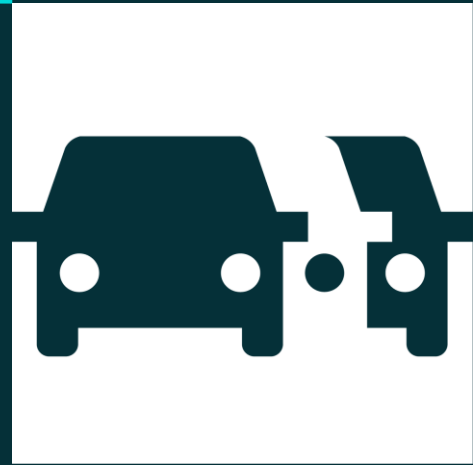


Total Site Area

1.214 hectares

3.00 acres





For further details contact:
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