



**Secure Storage Yard,
Shore Road, Perth, PH2 8BH
Asking Rent : £15,000 per annum**

- 1.585 acres of hard surface secure storage
- Bounded harbour wall
- Flood defense border
- Close to Perth City Centre
- Mooring rights
- Close proximity to A90 and M90

Approximate distances:

- Dundee 23 miles
- Dunfermline 28.1 miles
- Stirling 34.4 miles
- Inverness 113.9 miles

Viewings and further information:



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Description

The property comprises a large secure yard which is predominantly hard surfaced. To the East of the site is bounded by a harbour wall and the River Tay and the West by Shore Road which is the main arterial road of the Perth Harbour area and where vehicle access is gained to the property through the CEMEX Site.

The property is bordered by a flood defense as part of the North Inch to Friarton Bridge project undertaken by The Scottish Environment Protection Agency to protect Perth from flooding by the River Tay.

Location

Situated adjacent to the River Tay 30 miles from the North Sea in Central Scotland, the Perth Harbour area benefits from excellent network of motorways, dual carriageways and national rail network, making it ideal for fast and easy transportation of goods at all areas of Scotland and Northern England.

Open to shipping round the clock, Perth Harbour accepts coastal and dry bulk ships up to 90 metres in length, carrying up to 2,500 tonnes from Europe, the Baltic or Scandinavia. Vessels can be received on one high tide and depart on the next ensuring maximum efficiency.

The property is located on the West side of Shore Road amongst the thriving business hub and just a short distance from Perth City Centre.

Legal costs

Each party will be responsible for their own legal costs. The incoming tenant will be responsible for any Stamp Duty Land Tax (SDLT).

Business rates

The property is entered in the Valuation Roll having a Rateable Value of £9,700 effective 1st April 2010.

VAT

The Vendor has not opted to tax under Value Added Tax (VAT). Should any part of the land or any right attached to it become a chargeable supply for the purposes of VAT, such tax will be payable by the Tenant in addition to the rent.



Accommodation

The site extends to approximately 1.585 acres (0.641 hectares)

All measurements are approximate.

Terms

The property is available for a Lease – for a term up to 5 years at a rent in the region of £15,000 per annum.

The property is subject to a Head Lease between Perth and Kinross Council and CEMEX ending 29th September 2030.

Access

Access to the property is via the CEMEX Quarry site.

Plans, Schedules and Boundaries

The Plans and Schedules within these particulars are based on Ordnance Survey Data and are provided for reference only. They are believed to be correct but accuracy is not guaranteed. The Purchaser(s) shall be deemed to have full knowledge of all boundaries and the extent of the ownership. Neither the Vendor nor the Vendor's agents will be responsible for defining the Boundaries of the ownership thereof.

Viewings

By strict appointment through the selling agents, Fisher German LLP.

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