



**To Let**

**Approximately 3.00 acres (1.21 hectares)**

**Commercial Development Site**

**Land at Easter Inveralmond**

Perth

PH1 3XF

**Galbraith**

**RAPLEYS**

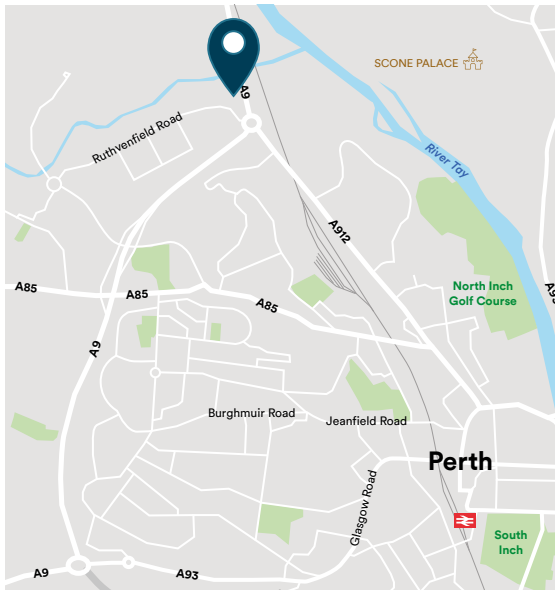
**0370 777 6292**

[www.rapleys.com](http://www.rapleys.com)

# LOCATION

The property is located in a prominent position with extensive frontage onto the A9 dual carriageway and the Inveralmond Roundabout. Perth is located in a strategic position in the heart of Scotland connecting Inverness in the north via the A9 to Scotland's Central Belt via the M90. Opposite the site is Inveralmond Industrial Estate and Retail Park, which include Aldi, Costa, M&S Foodhall and Tiso.

This part of Perth and in particular Dunkeld Road, the "Motor Mile", is synonymous with motor retailing and nearby occupiers include **Arnold Clark**, **Kia**, **Mercedes Benz** dealerships directly opposite, with **Grassicks BMW & Mini**, **Pentland Land Rover** and **Perth Honda** to the south. Other dealership on the Motor Mile include **Perth Audi**, **Strathmore Volvo**, **Peter Vardy** and **Parks Ford**. In addition, the other occupiers within the Eastern Inveralmond site include **Starbucks** and **Arnold Clark**. Other principal employers in the area include **SSE** and **Stagecoach** which are located a short distance to the south.



## KEY FEATURES

- Prominent site with extensive frontage on to the A9 dual carriageway
- Approximately 3.00 acres (1.21 hectares)
- Land zoned for Car Sales and suitable for other commercial uses
- Fully serviced site
- Excellent access to the A9 and national road network
- High profile occupiers nearby
- Direct access from a public highway
- Long ground lease with 121 years remaining

# DESCRIPTION

The site is generally level and extends to approximately 3.00 acres and benefits from extensive frontage onto the A9 dual carriageway and Inveralmond Roundabout. The property is accessed via service road leading from The Triangle and the A912 (Dunkeld Road).

The other occupiers on site are now well established and Starbucks in particular enjoys significant passing trade and visitor numbers to the site.

# PLANNING

The land benefits from detailed planning permission granted on 6th September 2018 under ref: 18/01322/FLL and renewed on 19th October 2021 under ref: 21/01483/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.

The site is also considered to be suitable for a range of employment uses, subject to landlord approval and obtaining the necessary consents from the local planning authority.

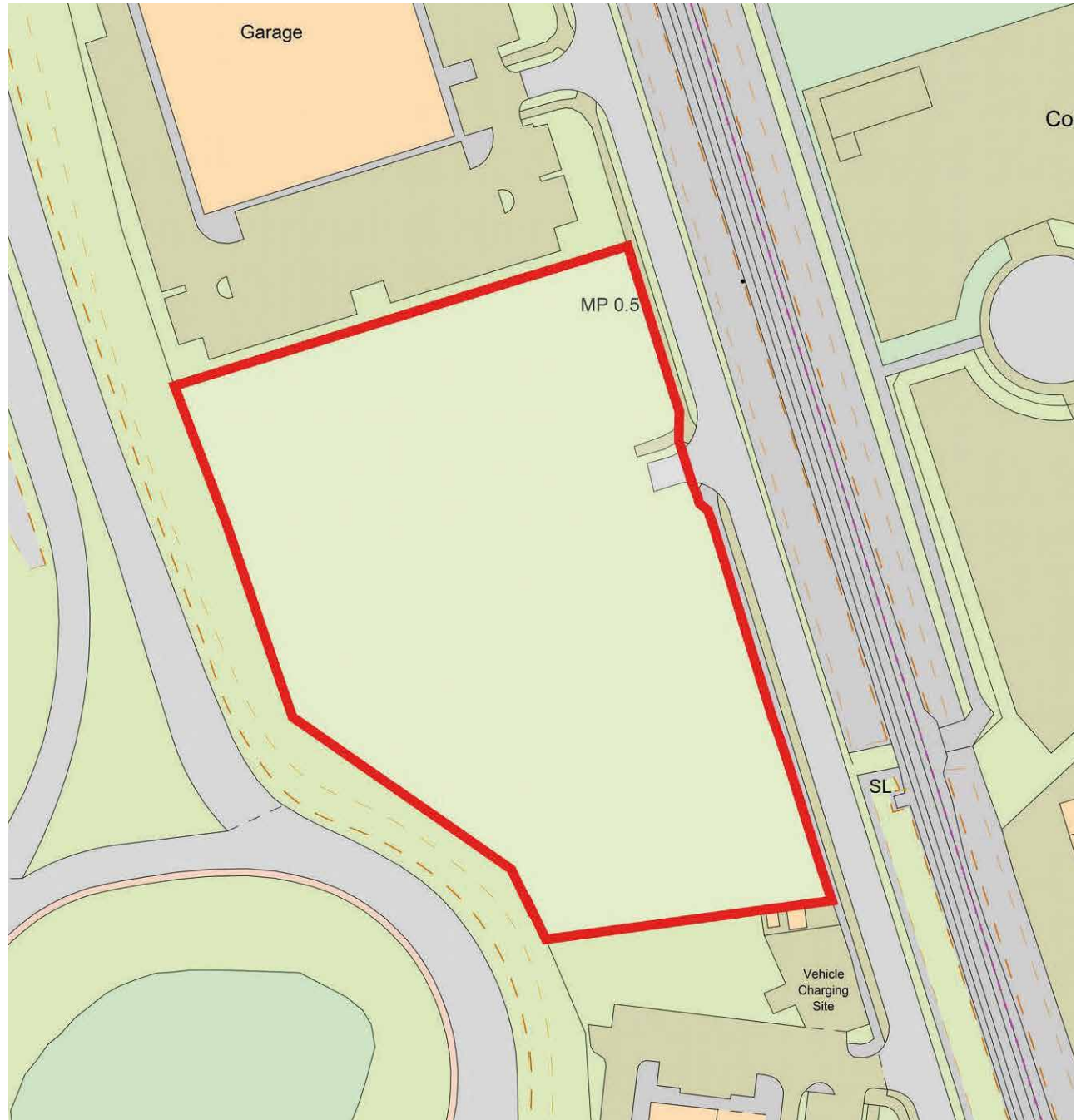
Any further planning enquiries can be directed to Perth and Kinross Council: 01738 475 000 or [planning@pkc.gov.uk](mailto:planning@pkc.gov.uk)

# SERVICES

Mains supplies of electricity, gas, water and drainage have been laid to the site.

# TECHNICAL INFORMATION AND DATA ROOM

Details of the service connection points, and “as built” drawings are available in a data room - please contact Galbraith for access.



## TENURE

The site is held on a long lease for a term of 125 years with effect from 11th June 2018 at an initial ground rent of £60,000 per annum, subject to 5 yearly rent reviews. The current occupier is seeking to sub-let or assign their interest in the land.

We recommend that interested parties note their interest in the site in order to be kept informed of any closing date and to receive any additional pertinent information.

## LEGAL COSTS

Each party will be responsible for bearing their own legal costs. The purchaser/s will be responsible for LBTT, registration dues and VAT incurred in connection with the transaction.

On completion of legal formalities.

## FURTHER INFORMATION

Interested parties are advised to note interest with the joint letting agents. Viewings are by appointment only. For additional information please contact:

# Galbraith

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Galbraith is a trading name of CKD Galbraith LLP registered in Scotland number S0300208 with registered address 59 George Street, Edinburgh, EH2 2JG

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