

*NB Artists Impression of how the building  
could look when completed*



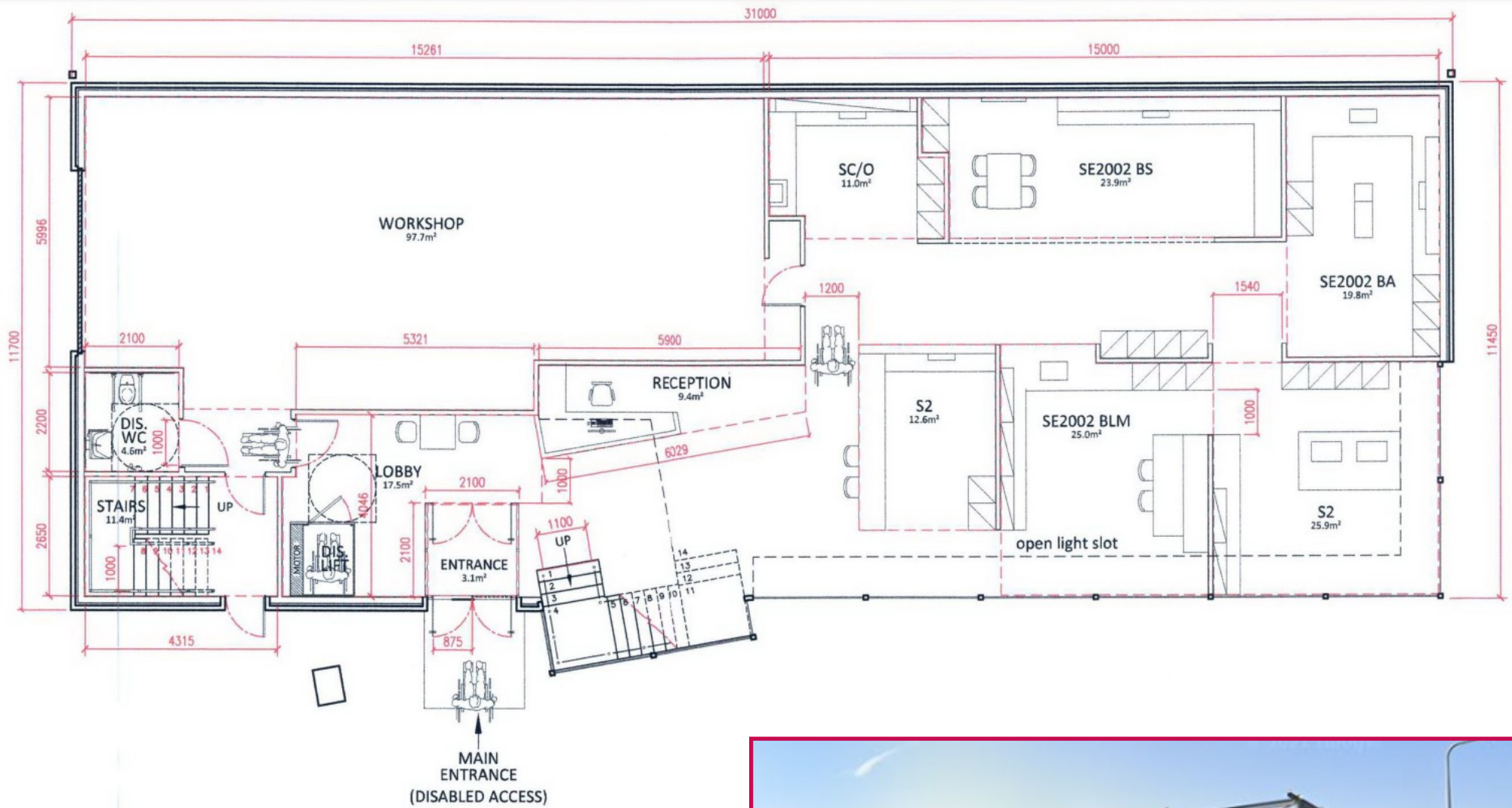
**Maidenplain Place, Aberuthven, PH 1GW**

Flexible Building - Can be completed and fitted to suit various uses

All Enquiries

(Approx 328.5 m<sup>2</sup> / 3,536 ft<sup>2</sup>)

**SMART**&CO.  
surveyors & property consultants



INDICATIVE GROUND FLOOR LAYOUT  
(for illustration purposes only)





View of property from A9

### Situation

Situated approximately 2.5 miles north of Auchterarder and 14 miles south of Perth, at the northern entrance to the village of Aberuthven in an easily accessible location close to the junction with the A9, the property occupies a highly prominent position and is visible from the A9.

### Description

The property currently comprises the steel frame of a building which can be completed to suit various uses. Options for the completed building could include either 2 storeys, or single storey with high ceiling and / or mezzanine level.

Our clients are willing to discuss how they can complete the building to meet your requirements. From plans, the building measures approx. 3,536 ft<sup>2</sup> at ground floor.

### Planning

The site is allocated in the adopted Perth & Kinross LDP (2019) as a site for "Employment Safeguarding". Other uses in the immediate vicinity include: offices, a dental clinic, children's nursery, storage, motor vehicle sales. Interested parties should satisfy themselves on their intended uses for the site.

### Lease Terms

The rent will be dependent upon the extent of works required to meet your requirements

### Legal Costs

Each party will be responsible for their own legal costs with the tenant being responsible for LBTT and registration dues.

### Viewings / Enquiries

The property is open for viewings, although parties must take appropriate care. Neither Smart & Co nor the owner accept any liability for injuries or damage incurred during viewings. For more information, contact the Sole Selling Agents:

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