



U1, U2 & U3, Birch House, Ruthvenfield Av, Perth, PH1 3WB

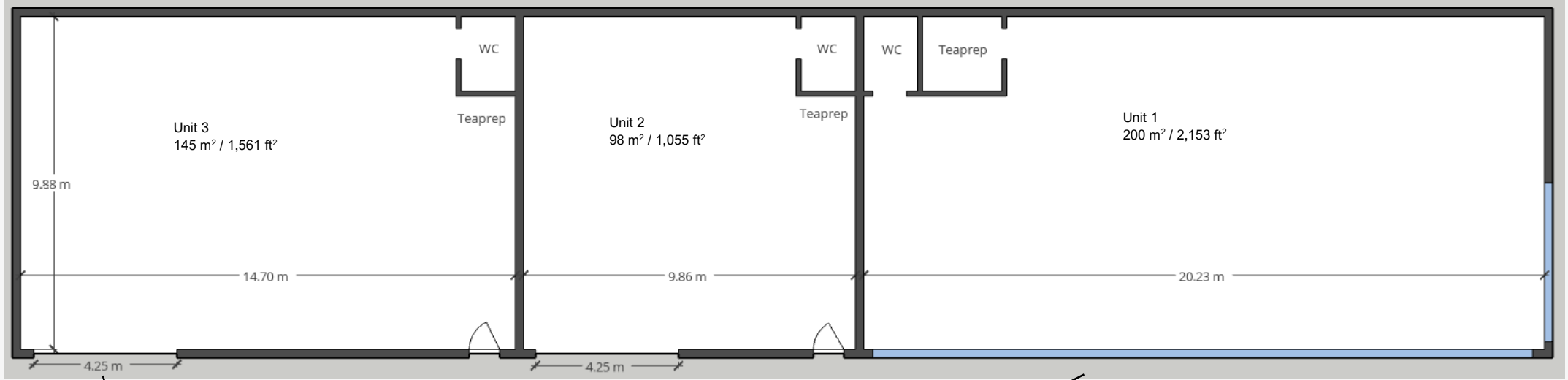
Modern Showroom, Workshop / Warehouse Premises with Yard

To Let

98 - 443 m²
(1055 - 4,769 ft²)

SMART&CO.
surveyors & property consultants





Description

The properties comprise a terrace of 3 light industrial units with dedicated yard / parking areas to the front. The buildings are completed to a high standard using steel portal frames with insulated metal sheet panel roofs and walls above concrete block to dado height. Vehicular access to Units 2 & 3 units is via electric roller doors to the front, and to Unit 1 it via sliding glazed doors. Each unit benefits from WC and tea prep areas. Unit 1 provides excellent showroom space.

Lease Terms / Sizes

The properties are available either individually or in combination, immediately for lease on full repairing terms for a negotiable period. Rents on application.

Unit 1 - 200 m² / 2,153 ft²

Unit 2 - 98 m² / 1,055 ft²

Unit 3 - 145 m² / 1,561 ft²

Insurance / Maintenance

The ingoing tenant will be responsible for maintenance of the premises.
The landlord will insure the buildings and reclaim the premium from the Tenant.

Services

The units are serviced with mains drainage and electricity and are heated from an onsite communal biomass heating system.

Business Rates

As normal, Business Rates are the tenants responsibility.

Rateable Values from SSA.gov.uk are:

Unit 1: £14,700 Unit 2: £6,300 Unit 3: £9,600

Legal Costs

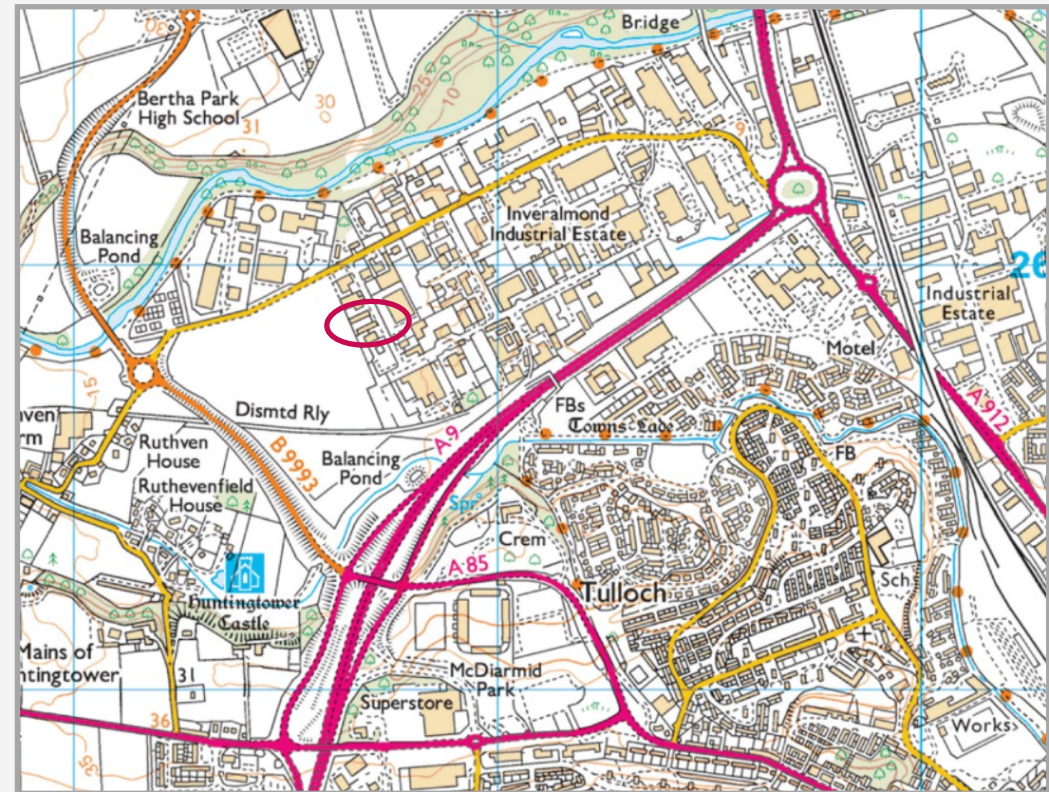
Each party will be responsible for their own legal costs with the tenant being responsible for LBTT and registration dues.

Viewings / Enquiries

For more info or to arrange viewings, please contact the Letting Agents:

Doug Smart
07850 517 323
doug@smartandco.co.uk

Graeme Duncan
07954 815 365
graeme@smartandco.co.uk



01738 318 100 | smartandco.co.uk

Important Notice: These particulars do not form part of any offer or contract and should not be relied upon as statements or representatives of fact. Smart & Co has no authority to make or give in writing or verbally any representation or warranties in relation to the property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. Smart & Co have not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. In the interest of Health & Safety, please ensure that you take due care when inspecting the property.

SMART&CO.
surveyors & property consultants