



Secure Yard, Paul St, Perth PH1 5QT

Secure Yard/Site - suitable for variety of uses  
1,460 sqm (15,715 sqft)

- City Centre Location
- Close to St Catherine's Retails Parks & Perth High Street
- Accessible prominent location near Dunkeld Road (leading to Inveralmond Roundabout)
- Fenced secure site
- Access through Thimble Row Car Park
- Suitable for variety of uses including private car parking / storage

### Location

The subject property is prominently located on the edge of Perth City Centre in the busy mixed-use area between the High Street and St Catherine's Retail Parks and Morrisons supermarket.

Access into the property is obtained through the Council operated Thimble Row Car Park accessed from Paul Street. The site lies adjacent to Caledonian Road on the section between the roundabout to the Retail Parks and Perth Police Station.

### Description

The property consists of a secure compound suitable for a variety of uses (subject to obtaining the requisite planning consent if applicable).

The site is flat and surfaced with a compacted hardcore finish. There is a separate secure compound within the main compound which could either be removed or left for further security/storage purposes.

The site has been fitted with a new access gate from Thimble Row Car Park with a shared access with SSE for their sub-station next door.

### Accommodation

The site extends to approximately 1,460 sq m (15,715 sq ft) however this includes an area of landscaping so the useable area will be slightly less than this.

### Lease Terms

Offers are invited to lease the site for a negotiable period.

### VAT

All prices quoted are exclusive of VAT which may be payable.

### Legal Costs

Each party will be liable for their own legal costs incurred.

### Enquiries to:

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