



Adamson Avenue, Bertha Park, Perth
New Build Commercial Units
Could suit Retail, Leisure, Office, Studio etc

For Sale / To Let
(75 & 81 m² / 808 & 869 ft²)

SMART&CO.
surveyors & property consultants

Property Highlights

- ✓ Commercial Centre of New Development
- ✓ 3,000 New Homes & New School on Doorstep
- ✓ Buildings Suit Various Uses
- ✓ Parking Outside Units

Location

Bertha Park is the largest new development in Perth, comprising the £1 billion master-planned new community of some 3,000 new homes located on the north-western edge of the city.

The available commercial units occupy an excellent position on the central route (Adamson Avenue) opposite the new Bertha Park School.

Other uses in this vicinity include: convenience retail, takeaway, studio, pharmacy.

Description

Situated on the ground floor level of a brand-new 3-storey development with residential apartments above, the units have been completed to the highest of modern standards to shell condition with plasterboard-lined walls and ceilings, mains electrics, water & drainage and concrete floors.

The properties benefit from modern specification of insulation and high quality double glazed windows and commercial frontages. Some un-allocated, on-street parking is available to the front and additional spaces and bin-stores to the rear.

Floorplans are included in the summary sheets attached.

Use / Planning

The properties have planning permission for uses such as retail, estate agents, hairdressers/barbers, offices or other uses falling within Class 1 or 2 of the Use Class Order.

Other uses may be suitable-subject to obtaining permission. Purchasers should satisfy themselves.

Business Rates

As new build properties, the premises still need to be assessed for business rates purposes when it is fitted out by an occupier. However we anticipate that their Rateable Value will qualify for small business bonus relief.

Energy Performance Certificate (EPC)

Available upon request.

Sale Price (VAT)

Details of rent and sale prices are included in the summary sheets attached.

Legal Costs

Each party will be responsible for their own legal costs associated with the transaction. The purchaser or ingoing tenant will be responsible for LBTT and registration dues.



All Enquiries

Doug Smart

07850 517 323

doug@smartandco.co.uk

Graeme Duncan

07954 815 365

graeme@smartandco.co.uk

Units 19, 25, 55 & 65 (75 m² / 808 ft²)

Could Suit Retail, Leisure, Office, Studio etc



Block 2 Unit 19



Block 5 Unit 65



Size

The floor areas have been calculated to be 75m² (808 ft²)

Lease / Sale Terms

The properties are available for sale (freehold) for £115,000.

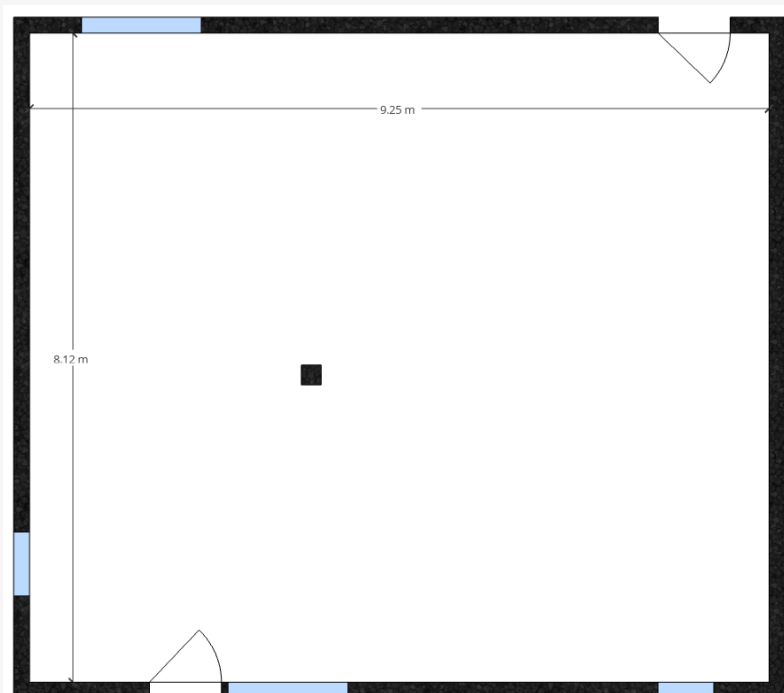
Alternatively, our clients will consider leasing for a period and on terms to be agreed. The guide rent is £15,000 pa.

VAT

It is understood that the property may be elected for VAT so VAT may be chargeable on the Price.

Legal Costs

Each party will be responsible for their own legal costs associated with the transaction. The purchaser or ingoing tenant will responsible for LBTT and registration dues.



Units 31, 53 & XX (81 m² / 869 ft²)

Could Suit Retail, Leisure, Office, Studio etc



Block 3 Unit 31



Block 4 Unit 53



Size

The floor areas have been calculated to be 81m² (869 ft²)

Lease / Sale Terms

The properties are available for sale (freehold) for £125,000.

Alternatively, our clients will consider leasing for a period and on terms to be agreed. The guide rent is £17,500 pa.

VAT

It is understood that the property may be elected for VAT so VAT may be chargeable on the Price.

Legal Costs

Each party will be responsible for their own legal costs associated with the transaction.

The purchaser or ingoing tenant will responsible for LBTT and registration dues.

