

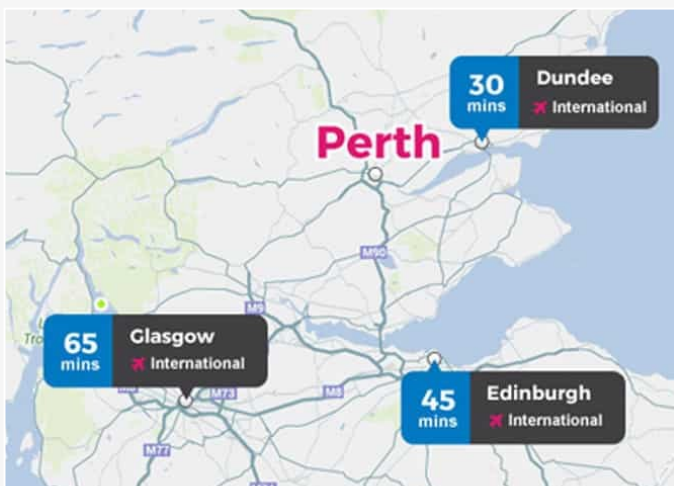


Sites 6, 7, 8, 9 Islay Place, Perth

For Sale or Ground Lease

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surveyors & property consultants



Situation

Perth is extremely well located in the centre of Scotland and is connected to 90% of Scotland's population within just 90 minutes drivetime of the City.

With it's immediate access to Scotland's national road network, airports and the city's superb rail links, Perth has quick and easy access to national markets and talent.

Situated strategically close to the A9 trunk road and only a 45 minute drive from Edinburgh International Airport, Site 9 has easy road links into the city centre and the mainline train station.

Perthshire is home to a number of world-class major companies including; SSE, Aviva, Stagecoach and Highland Spring and is fast becoming an internationally renowned centre of excellence for the Food & Drink industry.

Description

Site 6,7 & 8 are broadly level and regular shaped sites ranging from approximately 1.21 to 2.05 acres each.

The sites are situated within the North Muirton Industrial Estate at the northern end of Arran Road - just off the Inveralmond Roundabout on the A9, and offer a rarely available opportunity to buy development land for commercial or food related uses.





Perth

FOOD & DRINK PARK

FOOD AND DRINK SECTOR (2015)

PERTH & KINROSS HAVE THE LARGEST CONCENTRATION OF FOOD AND DRINK COMPANIES IN SCOTLAND (> 900)



36K
PEOPLE

EMPLOYED IN FOOD & DRINK SECTOR IN SCOTLAND
> 19% OF THE MANUFACTURING WORKFORCE



SCOTTISH F&D EXCELLENCE AWARD WINNERS 2017 FROM PERTH & KINROSS

EXPORT BUSINESS OF THE YEAR
MACKIE'S AT TAYPACK, TAYSIDE

BUSINESS OF THE YEAR + PRIMARY PRODUCER OF THE YEAR
BRUCE FARMS, PERTHSHIRE

YOUNG TALENT
LIAM PENNYCOCK, STRATHEARN DISTILLERY, METHVEN



Source: www.foodanddrink.scot/news/article/info/7512/scotlands-cream-of-the-crop-crowned-at-top-food-and-drink-awards.aspx

www.gov.scot/Resource/0050/00504691.pdf

£815M
(50%)

INCREASE IN VALUE OF FOOD EXPORTS FROM SCOTLAND 2004 - 2014

£1.9BN

THE SECTOR'S GROSS VALUE ADDED TO THE SCOTTISH ECONOMY (14.3%)

19K

NEW RECRUITS REQUIRED FOR THE FOOD & DRINK SECTOR IN SCOTLAND BY 2024



45%

FOOD AND DRINK MANUFACTURING AS A PROPORTION OF SCOTLAND'S FULL SUPPLY CHAIN TURNOVER



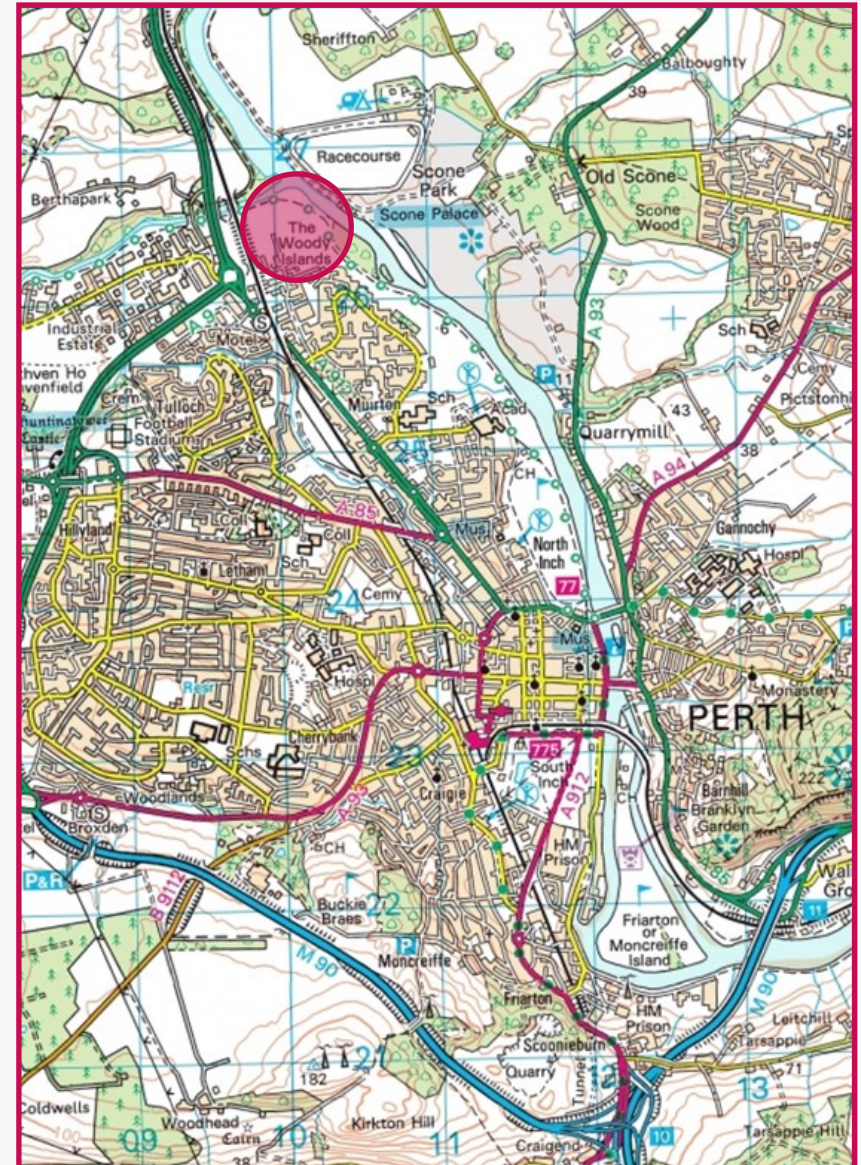
45 MINS

JOURNEY TIME FROM PERTH FOOD & DRINK PARK TO EDINBURGH AIRPORT



65 MINS

JOURNEY TIME FROM PERTH FOOD & DRINK PARK TO GLASGOW AIRPORT



Planning

Although Food & Drink related uses are generally preferred, the sites form part of the area designated as proposal E3 in the Local Development Plan for the development of Employment Uses, so development for uses including light industrial, workshops, distribution and other employment generation may be considered subject to Council approval.

Interested parties wishing to discuss their intentions should do so with the Development Management Department at Perth & Kinross Council on 01738 475 300 or via email: developmentmanagement@pkc.gov.uk

Services

Mains drainage, water and electricity are available in the locality.

There may be some drainage capacity constraints - further details will be made available on request.

In addition, electricity is also available from the on-site private Solar Array. Interested parties should satisfy themselves as regards their requirements.

Offers

Premium offers are invited for the Heritable (Freehold) interest in the sites.

The sellers reserve the right to conclude the sale subject to a Development Licence.

Offers which are conditional upon planning permission will be considered on their merits.

The assessment of bids will include evaluation of the economic benefit arising from the proposed use / occupier. Parties should express their interest to ensure they are informed of any closing date which may be set. The sellers are not obliged to accept any offer.

VAT

VAT will be charged on the purchase price.

Legal Costs

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

Enquiries

For more information, contact the Sole Selling Agents:

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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.

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