

TO LET



UNIT 2
INVERALMOND
RETAIL PARK
PERTH PH1 3XF

PRIME MODERN RETAIL
WAREHOUSE PARK



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RARE
OPPORTUNITY
TO ACQUIRE A
PRIME RETAIL
UNIT WITHIN
INVERALMOND
RETAIL PARK

OVERVIEW

- THE RETAIL PARK HAS EXTENSIVE ROAD FRONTAGE TO THE A9 AND SITS DIRECTLY OPPOSITE THE BUSY INVERALMOND INTERCHANGE APPROXIMATELY **2.5 MILES NORTH OF PERTH CITY CENTRE**;
- FULLY FITTED PRIME UNIT AVAILABLE TOTTALLING **8,812 SQ FT (818 SQ M)**;
- STRONG RETAIL LINE-UP INCLUDING **MARKS AND SPENCER, ALDI, TISO, JOLLYES PETS, BRITISH HEART FOUNDATION, NANDOS AND COSTA COFFEE**;
- POSITIVE TRADING STATEMENTS FROM ALL THE EXISTING TENANTS.

RENT

RENTAL OFFERS IN EXCESS OF £130,000 PER ANNUM ARE INVITED.

LOCATION

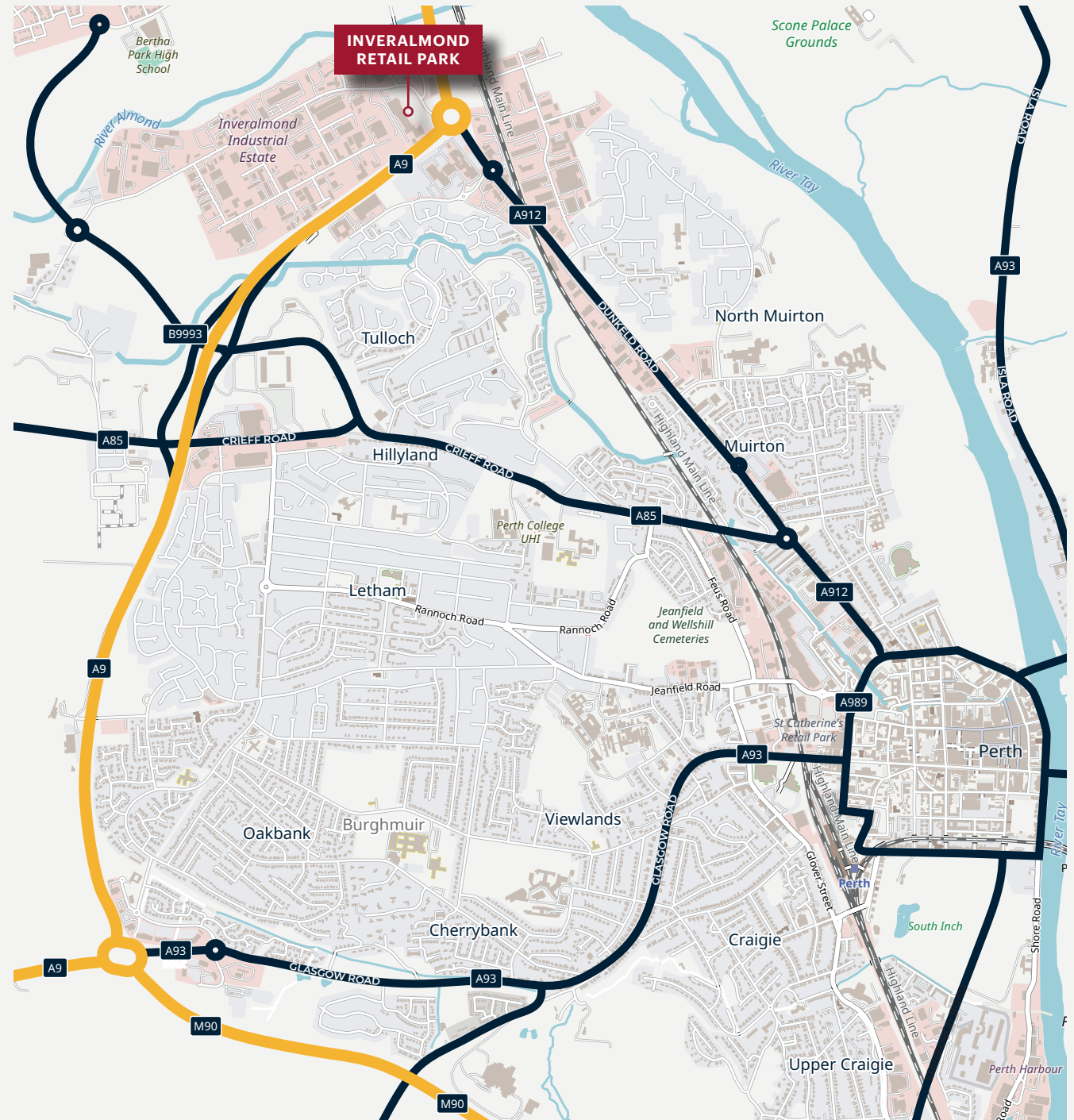
Inveralmond Retail Park occupies a prominent position to the north of Perth city centre adjacent to the busy Inveralmond Interchange that links Perth to Inverness via the A9. Perth has recently been awarded City Status and is situated in what could be described as the heart of Scotland.

The A9 between Perth and Inverness experiences some 33,000 daily traffic movements with some 10,000 of these immediately north of Perth. The Retail Park benefits from a catchment population of 120,000 people along with significant passing trade via the A9.

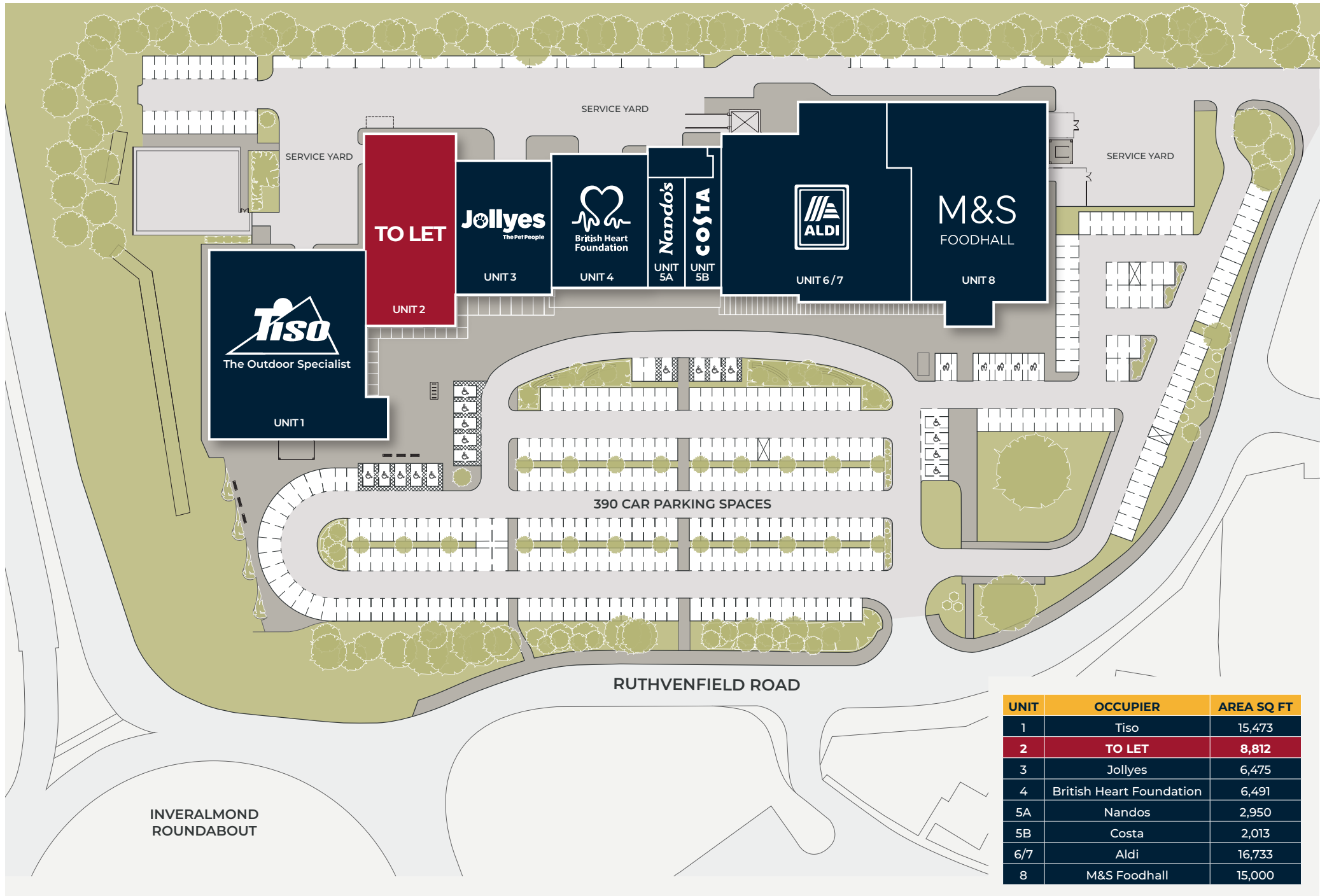
There are a number of new housing projects on site presently in the locality which will result in a significant increase in the residential population on the north side of Perth, which will continue to grow over the coming years.

LOCATION	DISTANCE	TIME
Dundee	27 miles	35 mins
Stirling	34 miles	39 mins
Edinburgh	47 miles	1 hr
Glasgow	59 miles	1 hr 3 mins
Aberdeen	91 miles	1 hr 40 mins

SATNAV: **PH1 3XF**









ACCOMMODATION

We have measured the property in accordance with the RICS Code of Measuring Practice (Sixth Edition) and estimate the following gross internal area:

TOTAL: 8,812 sq ft (817.7 sq m)

RENT

Rental offers in excess of £130,000 per annum are invited.

LEASE

The subjects are available by way of a new 10 year full repairing and insuring lease with 5 yearly rent reviews.

EPC

The unit has an EPC rating of E.

ENTRY

Upon conclusion of missives.

SERVICE CHARGE

A service charge estimate is available upon request.

CONTACT

Please contact the joint letting agents:

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