TO LET

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PROPERTY CONSULTANTS

17-19 LESLIE STREET, BLAIRGOWRIE PH10 6AL

- LEASE FROM £12,000 PER ANNUM
- 909 FT²
- 100% RATES RELIEF (SUBJECT TO QUALIFICATION)
- PROMINENT TOWN CENTRE PITCH
- LARGE GLAZED FRONTAGE
- GENEROUS LEVELS OF NEARBY PARKING

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LOCATION

Blairgowrie is one of the largest towns in Perthshire, sitting to the North of the city of Perth, and North-West of Dundee, on the banks of The River Ericht, with The Blairgowrie and The Glens catchment area having an expanding population of circa 15,000 people.

Blairgowrie is the gateway to Glenshee and The Cairngorms Snow Roads, and caters for year round sports including skiing, golfing and mountain biking. The surrounding area is the soft fruit centre of Scotland.

Blairgowrie has a thriving town centre with an unusually wide range of independent shops, craft workshops, restaurants and pubs. National retailers include Tesco, Sainsbury's and The Coop. The town's centrepiece is the Wellmeadow, a grassy triangle which hosts regular markets and outdoor entertainment.

From a local context the property is situated on the western side of Leslie Street at its junctions with the Ericht Lane.

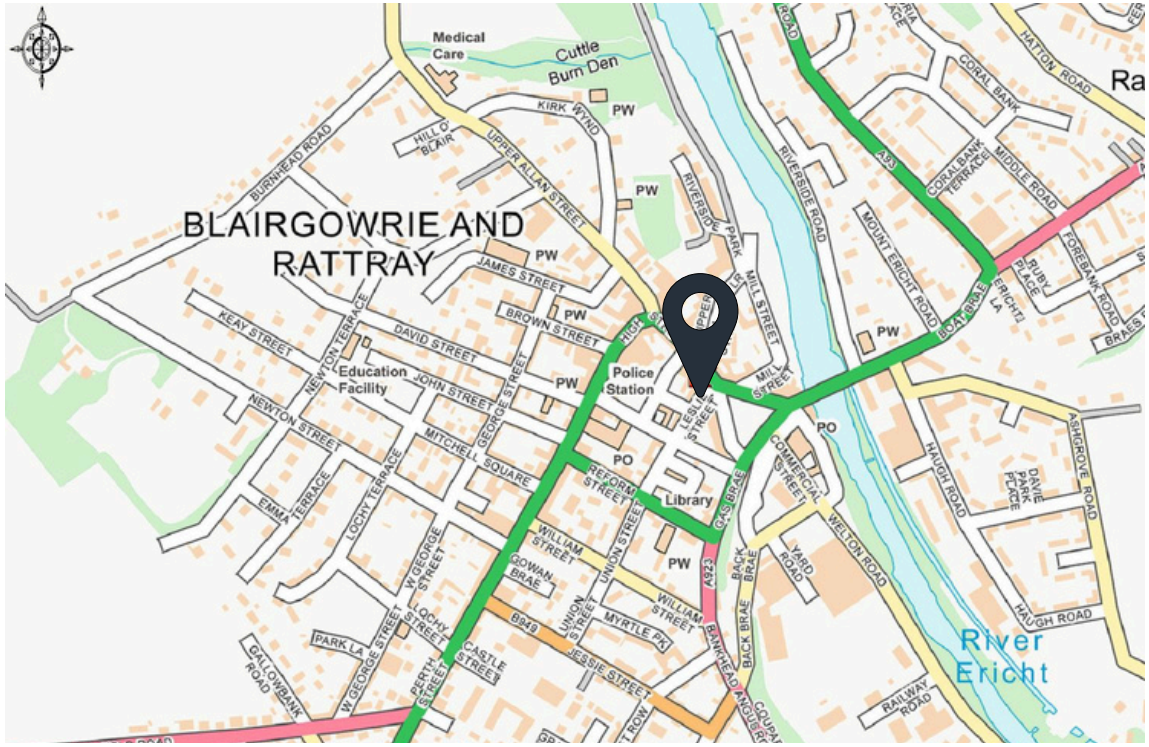
DESCRIPTION

The subjects comprise a ground floor end terraced retail unit contained within a two storey building of stone construction surmounted by a pitched and slated roof. The shop benefits from a dual glazed frontage with central entrance door.

Internally the property provides an open plan office/retail area, 2 private office spaces/meeting rooms with disabled access from the side street, kitchenette area and 2 w.c's.

PROPOSAL

Lease from £12,000 per annum for a new FRI lease.



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FLOOR AREAS

From sizes taken during our inspection we calculate the subject property, measured in accordance with the RICS Code of Measurement Practice (second edition, January 2018) to extend to the following approximate net internal area (NIA):

84.4m²/909ft²

PLANNING

All queries in relation to redevelopment / reconfiguration of the subjects should be addressed to Perth & Kinross Council Planning Department.

RATING

Rateable value £9,200.

EPC

A copy of the EPC will be available upon request.

CLOSING DATE

A closing date may be set and all interested parties should make a note of interest at the offices of the Sole Agent. We reserve the right to sell / lease the property without setting a closing date and we are not obliged to accept the highest or indeed any offer for the sale / lease of the property.

VAT

All prices, premiums and rents quoted are exclusive of VAT.

DISCLAIMER

Falconer Property Consultants for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars and plan are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact must satisfy themselves by inspection or otherwise as to the correctness of each of them: (iii) no person in the employment of Falconer Property Consultants has any authority to make or give any representation or warranty whatever in relation to this property: (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. Published March 2026.

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VIEWINGS AND FURTHER INFORMATION

Strictly by appointment through the Sole Agent:

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