

FALCONER

PROPERTY CONSULTANTS

UNIT 3
LOWER FRIARTON ROAD,
PERTH,
PH2 8DL

TO LET

- MODERN INDUSTRIAL UNIT
- LEASE FROM £5,000 PER ANNUM
- 554 SQ FT
- CLOSE PROXIMITY TO MOTORWAY
- GOOD LEVELS OF PARKING
- 100% RATES RELIEF
  (SUBJECT TO QUALIFICATION)
- READY FOR IMMEDIATE OCCUPATION

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LOCATION

Perth is a city in central Scotland, located on the banks of the River Tay. It is the administrative centre of Perth and Kinross council area and the historic county of Perthshire. According to the preliminary 2011 census results Perth, including its immediate suburbs, has a population in the region of 50,000.

The strength of Perth's economy lies in its diversity, with a balance of large companies, the public sector, a broad range of small and medium-sized enterprises and many self-employed business people. The development in renewable energy, insurance, manufacturing, leisure, health and transport is stimulating employment.

Perth's city centre is situated to the west of the banks of the River Tay. From a local context the property is situated on the southern side of Friarton Road on the southern shore of River Tay and forming part of Lower Friarton Industrial Estate.

DESCRIPTION

The subjects comprise a ground floor mid terraced industrial unit. The property is of steel portal frame construction with brick and insulated profiled sheet walls whilst being surmounted by a pitched roof overlaid in insulated profiled sheeting with interspersed translucent panelling.

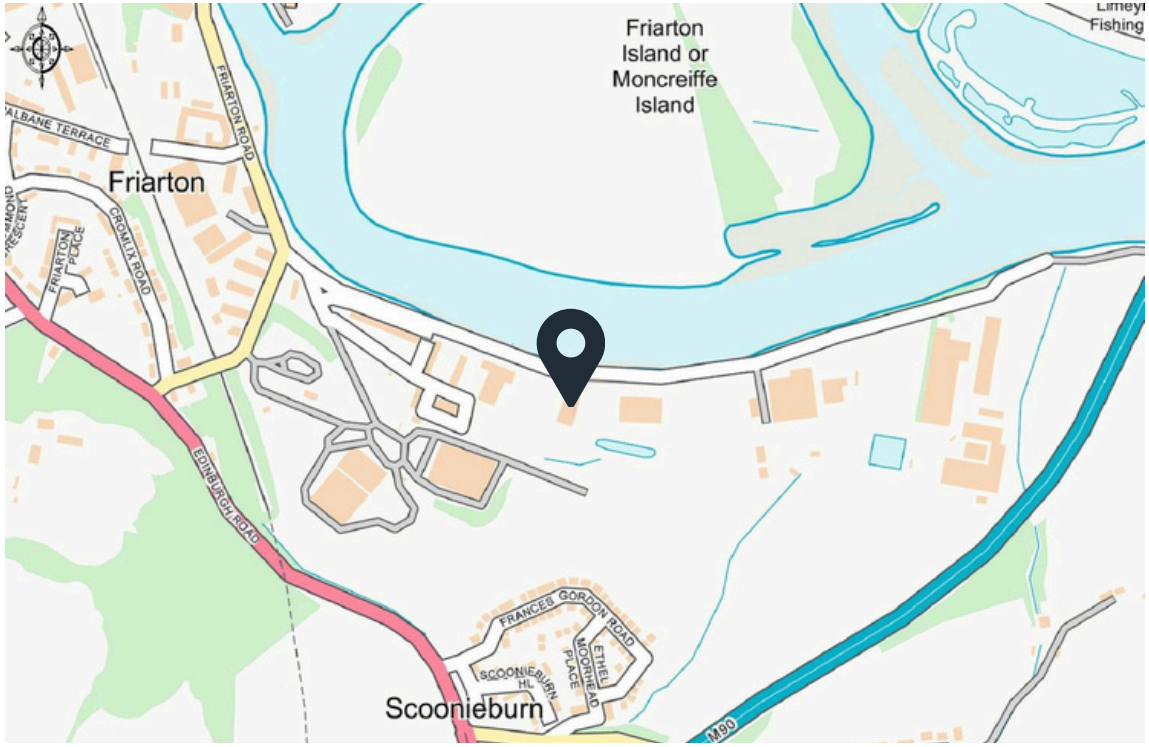
Internally, the subjects provide an open plan workshop area and w.c at ground floor level. A mezzanine floor has been incorporated to provide office space.

Externally the property benefits from a large electric roller shutter door and separate pedestrian door. The development benefits from a large private car parking area with good turning space.

PROPOSAL

Lease from £5,000 per annum for a new FRI lease.





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PLANNING

All queries in relation to planning permission should be addressed to Perth & Kinross Council Planning Department.

RATING

Rateable value £3,450.

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 gross internal area (GIA):

51.5m²/554ft²

EPC

E.

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 or let the property without setting a closing date and we are not obliged to accept the highest or indeed any offer for the sale or lease of the property.

VAT

All prices, premiums and rents quoted are exclusive of VAT. VAT will be payable on all costs.







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 August 2026.

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VIEWINGS AND FURTHER INFORMATION

Strictly by appointment through the Sole Agent:

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