



U3, Islay Place, Perth Food & Drink Park, PH1 3FU

High Specification Production Unit For Food & Drink Uses

| To Let  
(Approx 168 m<sup>2</sup> / 1,808 ft<sup>2</sup>)

**SMART**&CO.  
surveyors & property consultants





Production Area



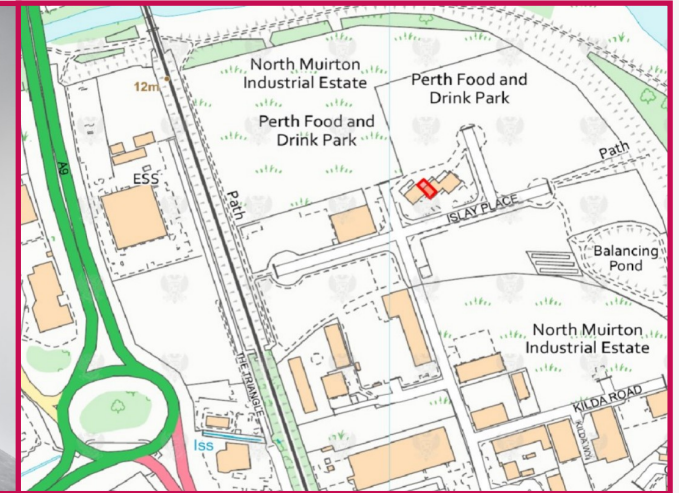
Office



Accessible Wetroom / WC



Mezzanine Storage Area



## Situation

The subjects are located approximately 2 miles northwest of the city centre on the outer northern periphery of Perth. The nearby A9 trunk road provides excellent transport links to the motorway network.

## Description

The property forms part of a development of five terraced production units built in 2018 of steel framed construction with pitched roof, predominantly clad externally with profiled metal sheeting.

This modern unit has been purpose built for food and drink production and the accommodation provides a spacious production area on the ground floor with wipe down walls and ceilings, a separate office and disabled accessible wet room/ WC.

There is an upper mezzanine level providing storage space. The unit has a secure door entry system and electrically operated roller door leading out to a fully enclosed compound at the rear. The unit also benefits from high standards of insulation and has an EPC rating of A+.

## Accommodation

The Gross Internal Floor Area is approximately:

Ground Floor: 110.1 sq m Mezzanine: 57.9 sq m Total: 168.0 sq m or thereby

## Planning

Prospective tenants should make their own enquiries regarding their proposed use to Perth & Kinross Council, Planning and Development, Communities, Pullar House, 35 Kinnoull Street, Perth, PH1 5GD. Tel: 01738 475300. Email: [developmentmanagement@pkc.gov.uk](mailto:developmentmanagement@pkc.gov.uk)

## Services

The property is served by mains water, drainage and gas. The supply of electricity to the unit is by private wire. In this regard the Tenant will require to enter into a Private Wire Electricity Agreement with the Landlord.

## Rateable Value

The property is entered in the current Valuation Roll with a Rateable Value of £11,800. More information about Business Rates is available by visiting: [www.mygov.scot/non-domestic-rates-guidance](http://www.mygov.scot/non-domestic-rates-guidance)

## Rent

Rental offers over £15,000 plus VAT per annum are invited.

## Heads of Terms

The property is available to lease by a business involved in the Food & Drink sector. The following principle lease terms are proposed:

1. The lease duration will be for a period of 5 years.
2. The annual rent and other charges will be payable quarterly in advance.
3. The rent will be reviewed at 3 yearly intervals.
4. The Landlord insures the building against all normal risks and will recharge the cost of the premium to the Tenant. The annual premium will be assessed based on the Tenant's specific use.
5. The Tenant will be responsible for the payment of rates and all other outgoings.
6. The Landlord will maintain the exterior of the unit, the common / mutual areas and landscaping, the cost of which will be recovered under the service charge. The Tenant will be responsible for maintenance of the interior of the property and the designated yard area.
7. The Tenant will not be permitted to sublet or assign the lease in part. Assignment of the lease of the whole property may be permitted with the Landlord's prior written consent.
8. A Service Charge will be payable to cover the service costs. The current Service Charge is £2,726.18 plus VAT per annum and is reviewed annually on the 1st April.
9. The Tenant will bear the Council's legal costs in connection with the preparation of the lease for the property. Such legal costs will not exceed £500 plus legal expenses.

## Viewings / Enquiries

By arrangement with the sole letting agents:

Doug Smart

07850 517 323

[doug@smartandco.co.uk](mailto:doug@smartandco.co.uk)

Graeme Duncan

07954 815 365

[graeme@smartandco.co.uk](mailto:graeme@smartandco.co.uk)